

INVESTMENT OPPORTUNITY

2396 E. FRANKLIN BOULEVARD | GASTONIA, NC 28054



BOB CLAY, CCIM
Partner and Sr. Advisor
c| 704 616 5048
bclay@mecacommercial.com





elevate eyecare

Elevate Eyecare, a national optometry operator with locations across North Carolina, South Carolina, Georgia, Colorado, Minnesota, Iowa, Tennessee, Alaska and Illinois, entered into a Ten (10) Year NNN lease that originated on December 15, 2026 at this highly trafficked location along E. Franklin Blvd (NC Hwy 29-74) in Gastonia, NC.

This investment opportunity provides an excellent opportunity for an economical entry into a Commercial Real Estate Investment or IRC Section 1031 Exchange.

VALUATION

First Year NOI

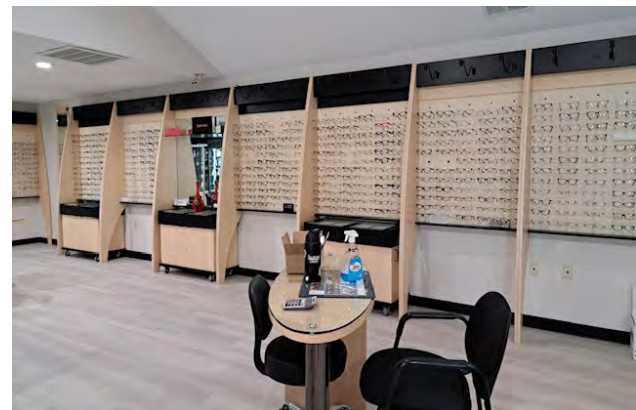
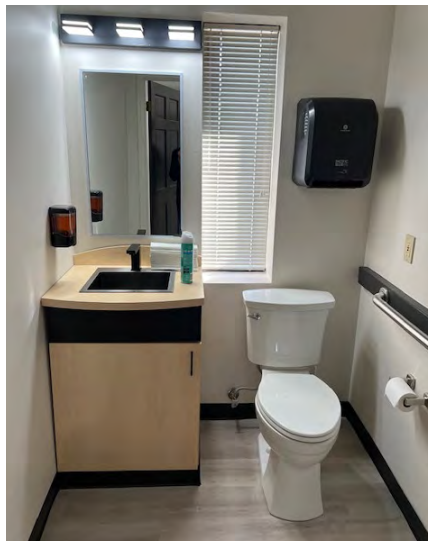
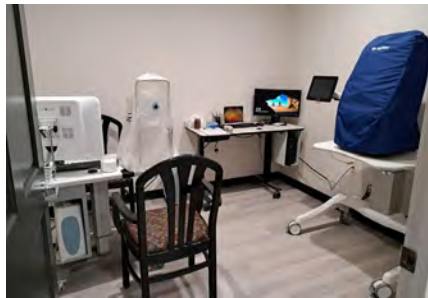
\$110,004

Capitalization Rate

6.75%

SALE PRICE

\$1,630,000.00



ELEVATE EYECARE

2396 East Franklin Boulevard
Gastonia, NC 28054

TENANT LEASE ENTITY	TZVECL MANAGEMENT OF CO, LLC,
EST. RENT COMMENCEMENT	December 15, 2025
LEASE EXPIRATION	December 14, 2035
ORIGINAL LEASE TERM	10 Years
LEASE TERM REMAINING	9.5 Years
LEASE TYPE	NNN Investment
YEAR 1 NOI	\$110,004.00
RENT INCREASES	3% Annually

LONG-TERM, STABLE INCOME STREAM

The property has a strong lease agreement with TZVECL MANAGEMENT OF CO, LLC, a Colorado limited liability company that includes a base term of 10 years and (1) 5-year option at the then fair market value. Additionally, the lease has 3.00% annual rent increases, leading to a 33% growth in NOI during the base term. This provides a stable and predictable source of income for the owner, making it an attractive investment opportunity.

LANDLORD RESPONSIBILITIES

The property lease is an NNN lease where the Tenant is responsible for maintenance, taxes, and insurance costs associated with the property. The Landlord is responsible for Roof Maintenance/Replacement, HVAC Replacement, Structural Components and Parking Lot.

PROPERTY DETAILS

4,370
Square Feet*

0.87
Acres

1977
Year Built

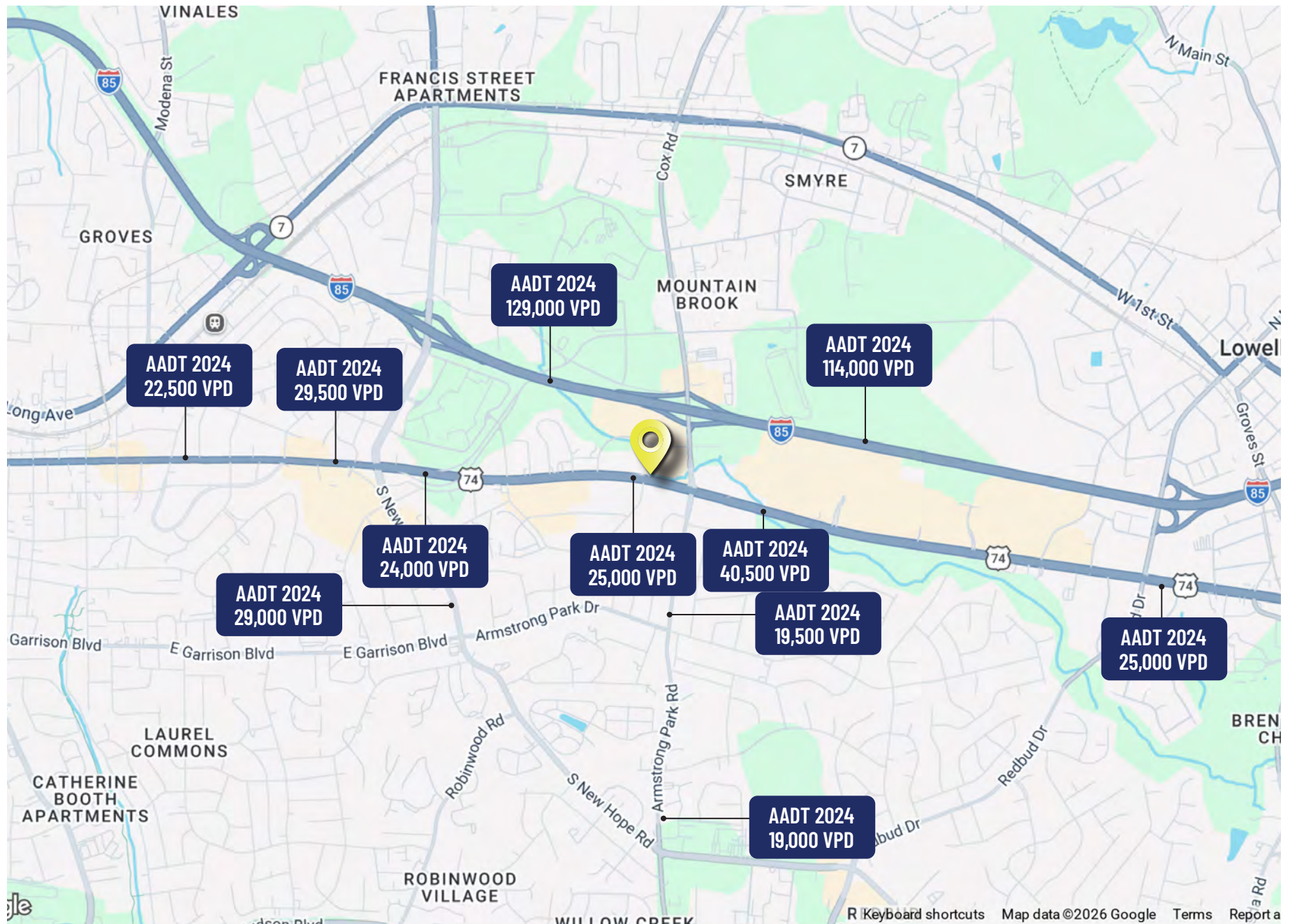
BASE RENT SCHEDULE

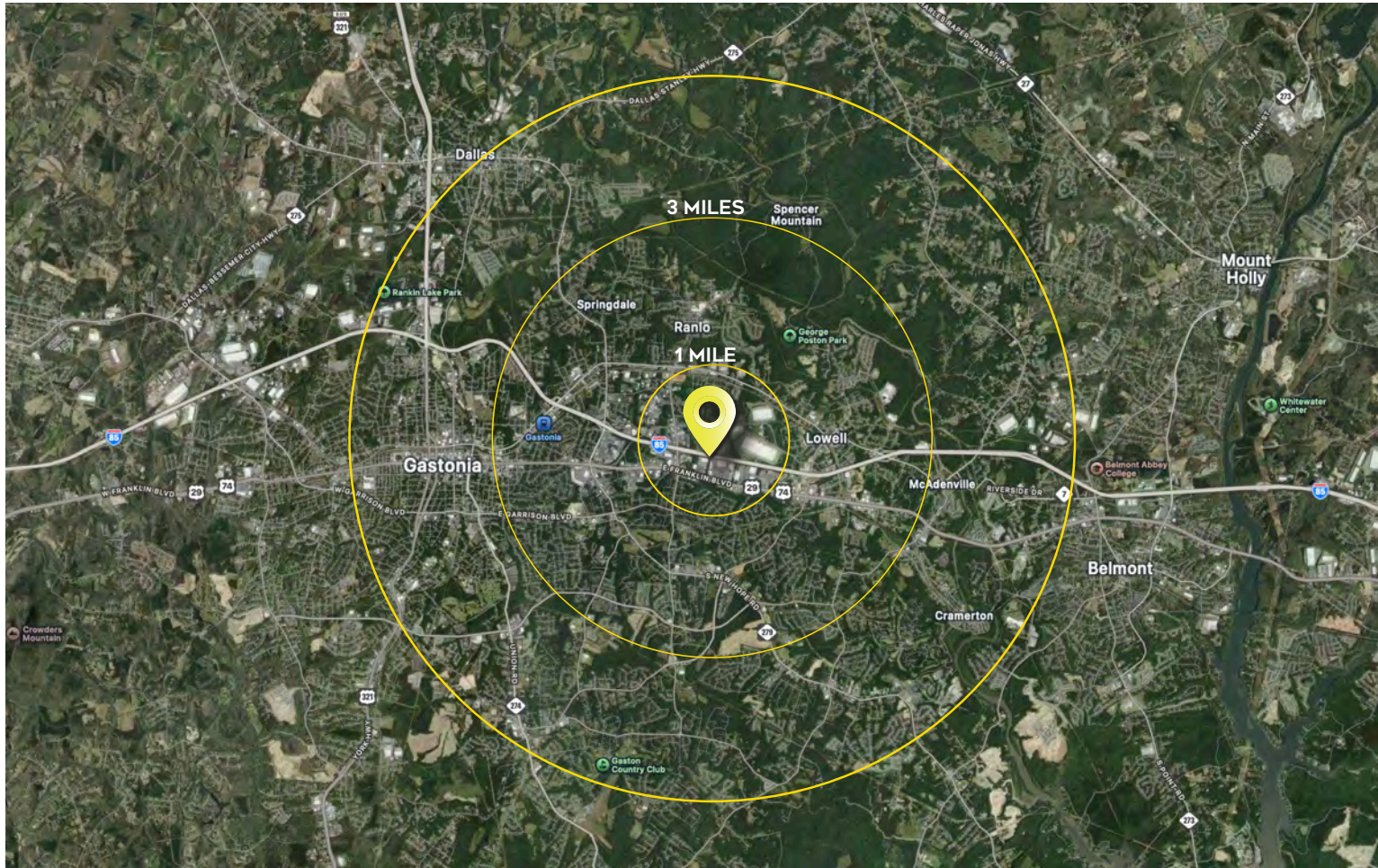
LEASE YEAR	START	END	MONTHLY RENT	ANNUAL RENT
Year 1	12/15/25	12/14/26	\$9,167.00	\$110,004.00
Year 2	12/15/26	12/14/27	\$9,442.01	\$113,304.12
Year 3	12/15/27	12/14/28	\$9,725.27	\$116,703.24
Year 4	12/15/28	12/14/29	\$10,017.03	\$120,204.34
Year 5	12/15/29	12/14/30	\$10,317.54	\$123,810.47
Year 6	12/15/30	12/14/31	\$10,627.07	\$127,524.79
Year 7	12/15/31	12/14/32	\$10,945.88	\$131,350.53
Year 8	12/15/32	12/14/33	\$11,274.25	\$135,291.04
Year 9	12/15/33	12/14/34	\$11,612.48	\$139,349.78
Year 10	12/15/34	12/14/35	\$11,960.86	\$143,530.27

* Building Square Footage of 4,370 was established as provided in the Gaston County GIS.

CAM charges are included in the pricing above, and will vary from Year to Year based on the actual costs experienced in the previous Lease Year.







DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
	Population	3,415	51,570	113,265
	Households	1,385	21,736	46,649
	Families	907	13,201	29,377
	Median Age	45.7	40.3	40.1
	Average HH Size	2.38	2.31	2.39
	Median HH Income	\$76,365	\$66,043	\$67,018
	Average HH Income	\$106,706	\$87,442	\$91,397
	Per Capita Income	\$44,293	\$37,067	\$37,882

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data © 2026 Esri



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MECA Commercial Real Estate is a full-service commercial real estate company with expertise in brokerage, development, management and corporate services. With roots dating back over 70 years, today MECA Commercial Real Estate has multiple offices in the Carolinas, transacts brokerage and development across the Southeast and has a national presence in asset management and facilities management.

Founded on knowledge, service and integrity, MECA Commercial Real Estate and its staff are committed to meeting the expectations and needs of every client and customer - helping companies and individuals to find the right environment in which to conduct business. We are committed to the highest standards of integrity and professionalism within the commercial real estate industry.

MECA COMMERCIAL REAL ESTATE

102 Main Street, Suite 110
McAdenville, NC 28101

www.mecacommercial.com



CORPORATE HEADQUARTERS

2216 Monument Street
Charlotte, NC 28208

GASTON COUNTY OFFICE

102 Main Street, Suite 110
McAdenville, NC 28101

mecacommercial.com

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.