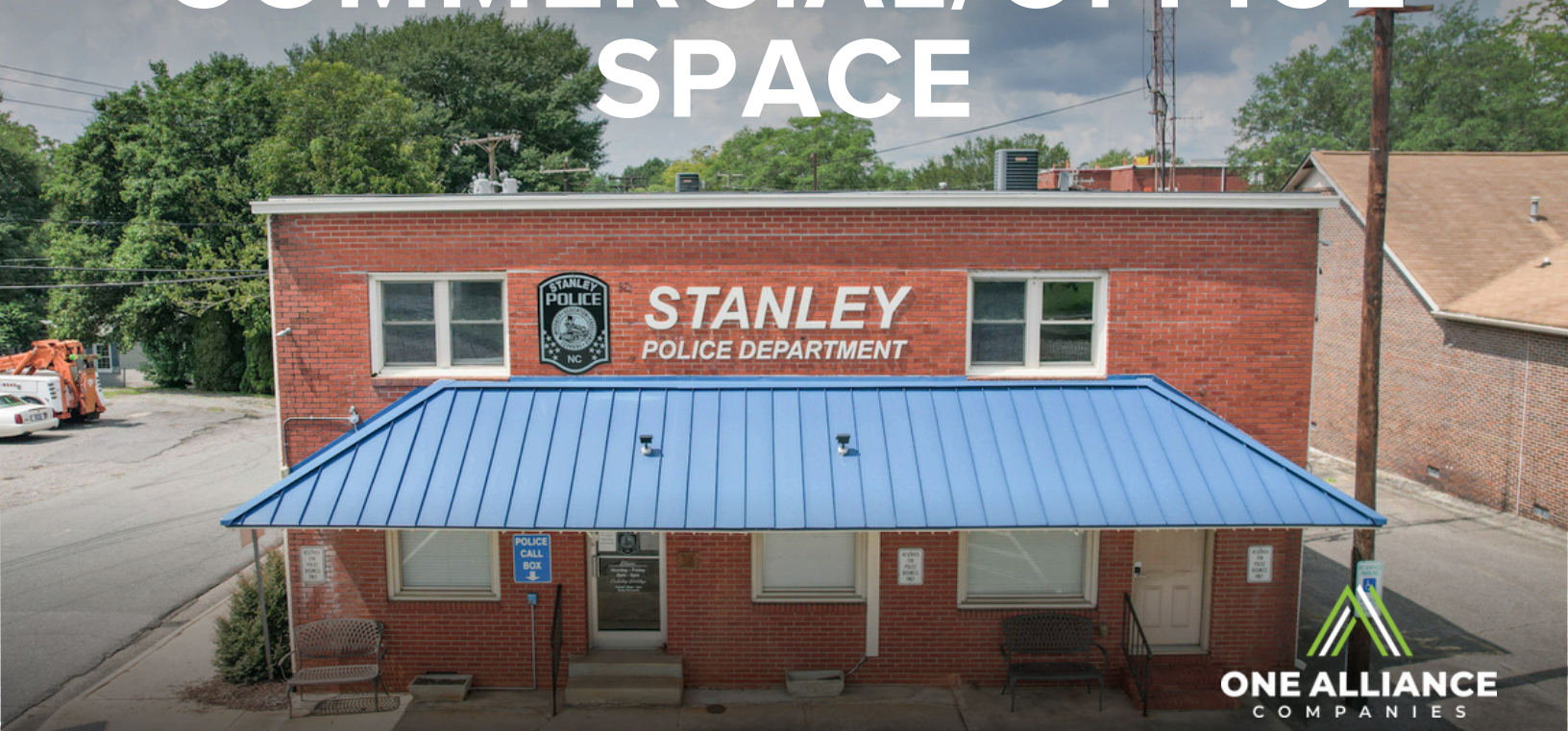


230 S MAIN STREET, STANLEY, NC 28164

COMMERCIAL/OFFICE SPACE



Paula Quickel | (704) 765-4620 | paula@onealliancecompanies.com

ABOUT THE PROPERTY

OFFICE SPACE FOR SALE

- Excellent opportunity to own in rapid growing downtown Stanley
- Located in Historic Downtown Stanley
- Booming residential growth in the surrounding area
- Two story office building
- Three roll up doors on side of building
- Located directly on NC Highway 27 and near the end of NC Highway 275, which provides easy access to US Highway 74 in nearby Gastonia and Bessemer City





THE DETAILS

Location 230 S Main Street,
Stanley, NC

County Gaston

Parcel 133998

Price \$475,000

ABOUT THE PROPERTY

PROPERTY FEATURES

Land Acres 0.23

Building SF 6,396

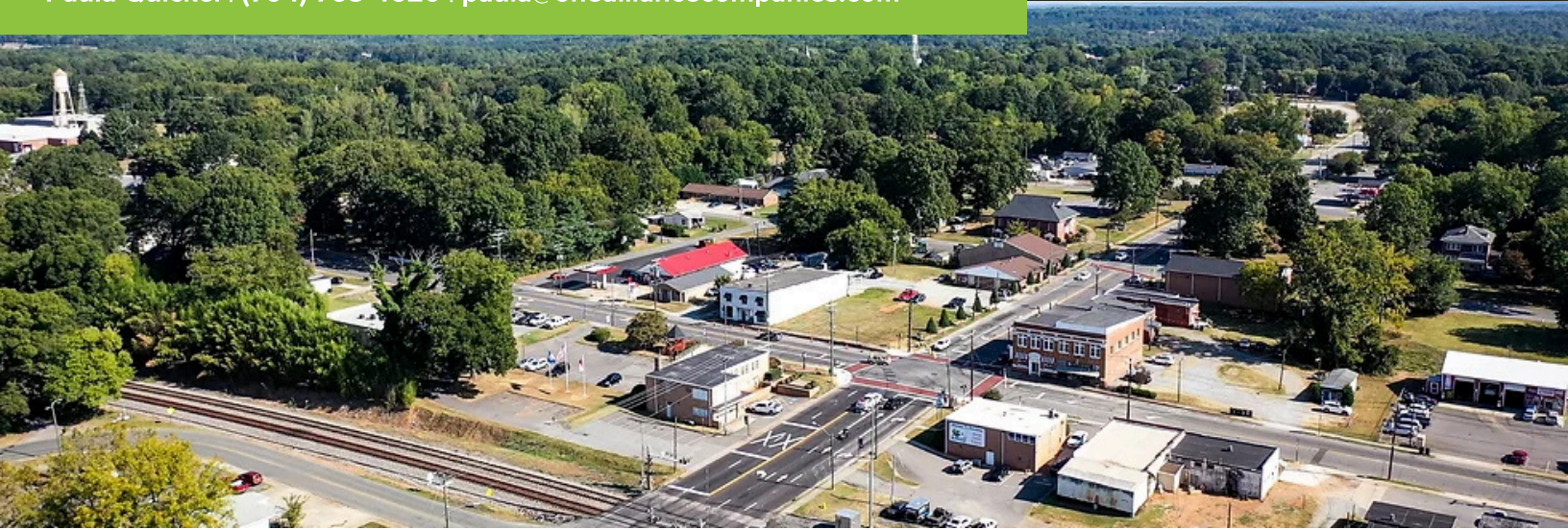
Building Class C

Number of Igresses 2

Number of Engresses 2







ABOUT THE AREA

STANLEY, NC

Stanley, North Carolina is an ideal location for businesses looking to lease retail or office space. Situated just 20 miles west of Charlotte, Stanley offers the strategic advantage of proximity to a major metropolitan area while maintaining the charm and lower costs of a small town. With convenient access to NC-27 and other regional roadways, the town is well-connected for both employees and customers.

Stanley is experiencing steady population growth, with over 4,100 residents and an annual growth rate of approximately 0.73%. The community's economic profile is strong, boasting a median household income of \$71,333 and a low poverty rate of 6.6%. These factors indicate a local consumer base with solid purchasing power, making it a promising environment for retail and professional services.

The town also stands out for its high quality of life and safety. Crime rates are 11% lower than the state average, and the cost of living is below the national norm. Stanley hosts a number of community events throughout the year—including a Fall Festival and a Christmas Parade—that not only enhance the town's charm but also boost local foot traffic and create strong community engagement with local businesses.

Stanley's housing market is growing steadily as well, with median home prices reaching \$401,100 as of late 2024—a 5.6% increase year over year. This trend reflects growing investor interest and signals a healthy, expanding community.

The Town of Stanley actively works to encourage commercial growth through zoning flexibility, accessible permitting processes, and community development initiatives. Business owners often find it easier to work with local officials here than in larger municipalities.

Stanley benefits from its location within the greater Charlotte metro labor market. This provides businesses access to a skilled, diverse workforce while maintaining the appeal of a tight-knit local employee base. Nearby educational institutions, such as Gaston College, help ensure a steady stream of qualified candidates in fields ranging from business administration to healthcare, manufacturing, and IT.

Stanley offers a unique opportunity for brands looking to become a staple in a close-knit, growing community. Unlike saturated urban centers, Stanley still has room for standout businesses that can quickly build local loyalty.

