

# RETAIL & OFFICE SPACE FOR LEASE



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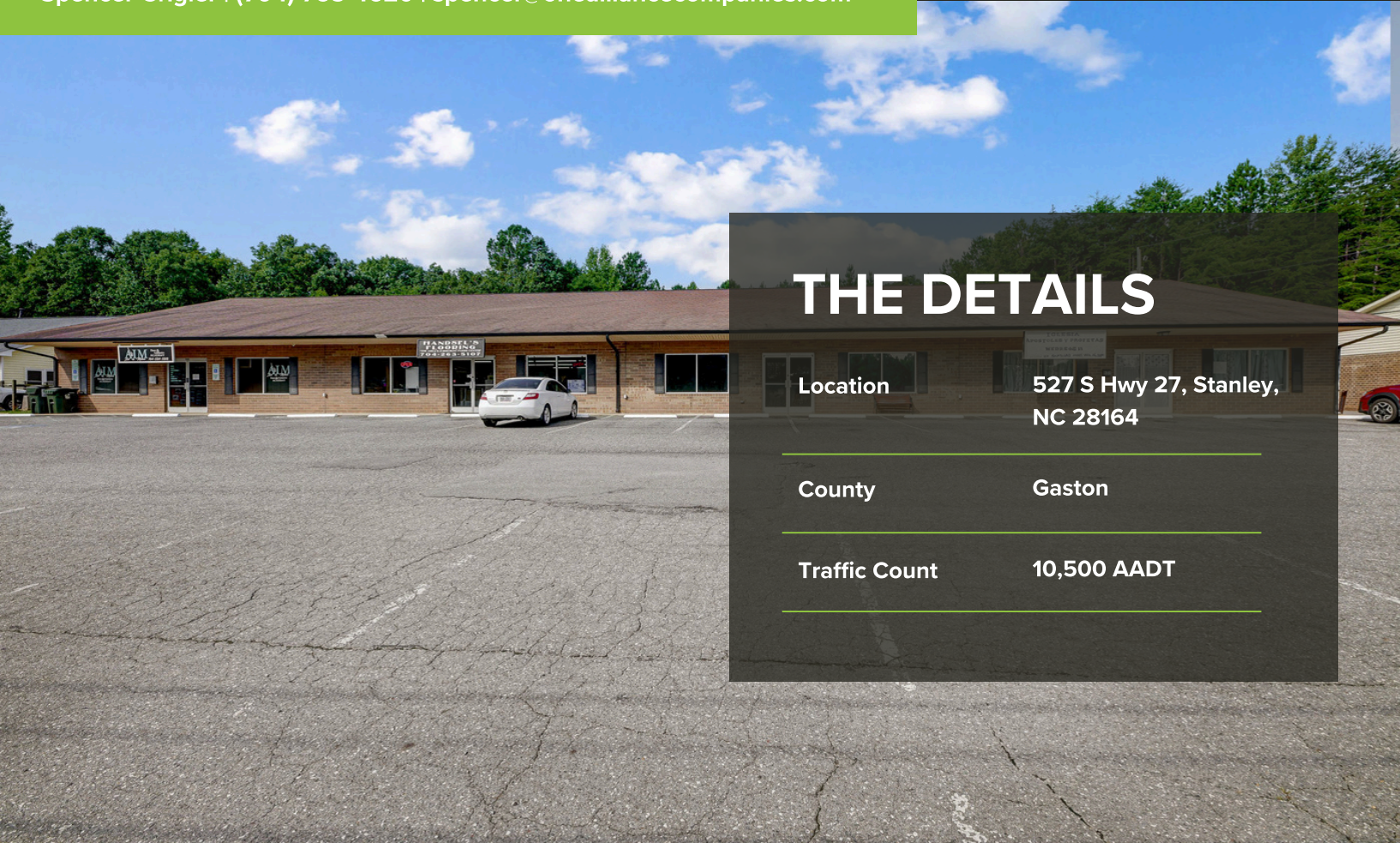
## ABOUT THE PROPERTY

## OFFICE & RETAIL SPACE FOR LEASE

- Rare chance to lease well-sized retail/office suite in growing Stanley, NC
- ~400' frontage with two full-access entries on Hwy 27 for high visibility/access
- New ownership with planned upgrades to enhance property appeal
- Rapid residential growth nearby with five new housing developments
- Direct Hwy 27 access to Charlotte (30 min), Mt Holly (10 min), Lincolnton (25 min)
- Potential use of rear undeveloped land for business needs
- All-brick construction
- Flexible General Business zoning allows diverse uses







# THE DETAILS

Location	527 S Hwy 27, Stanley, NC 28164
County	Gaston
Traffic Count	10,500 AADT

# AVAILABLE SPACE

Suite 538-A	+/- 1,200 SF	1 <sup>st</sup> Floor	MG Lease	Rent: \$14.50/SF	
Suite 538	+/- 2,400 SF	1 <sup>st</sup> Floor	MG Lease	Rent: \$12/SF	End Cap Space.



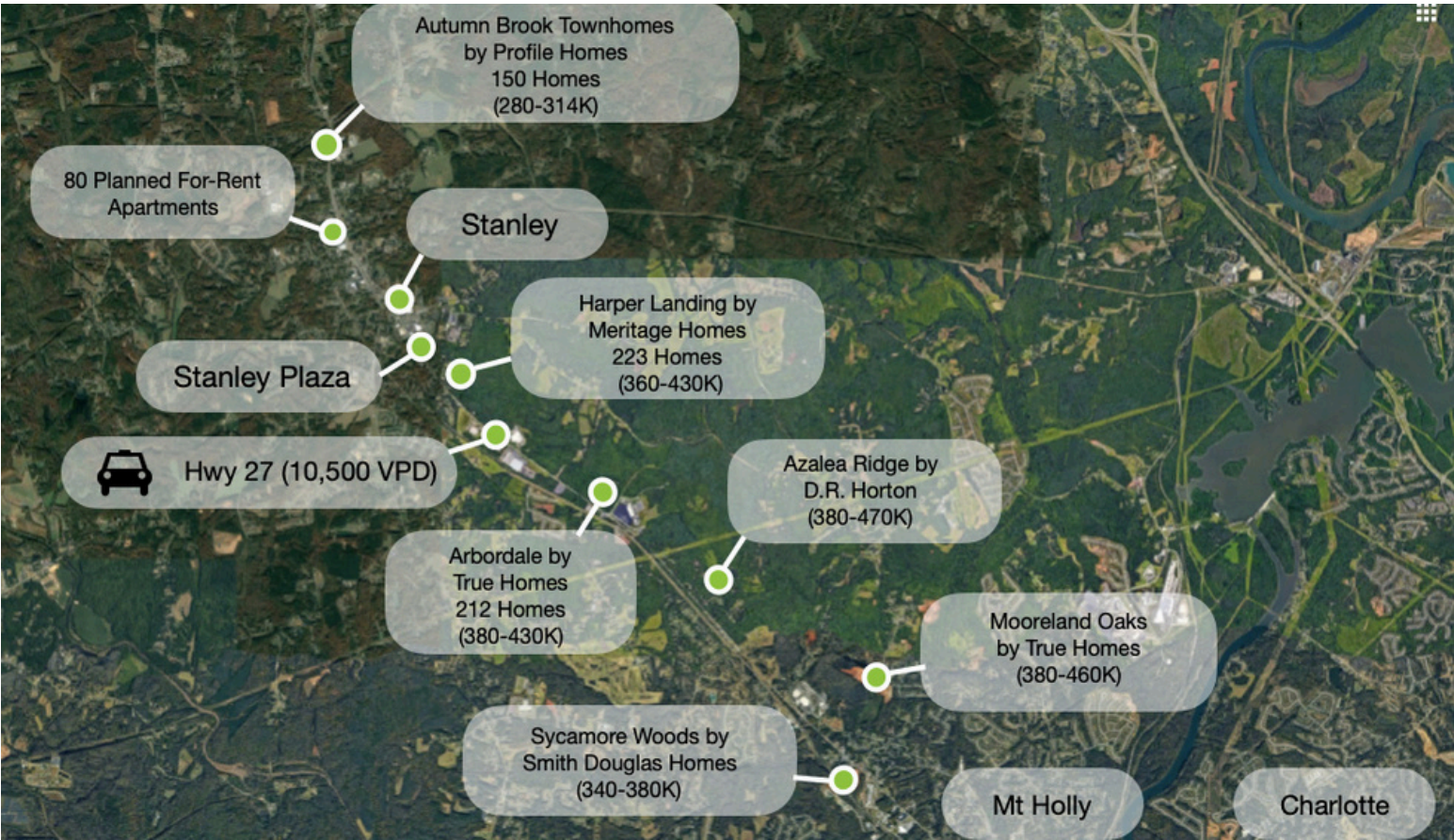




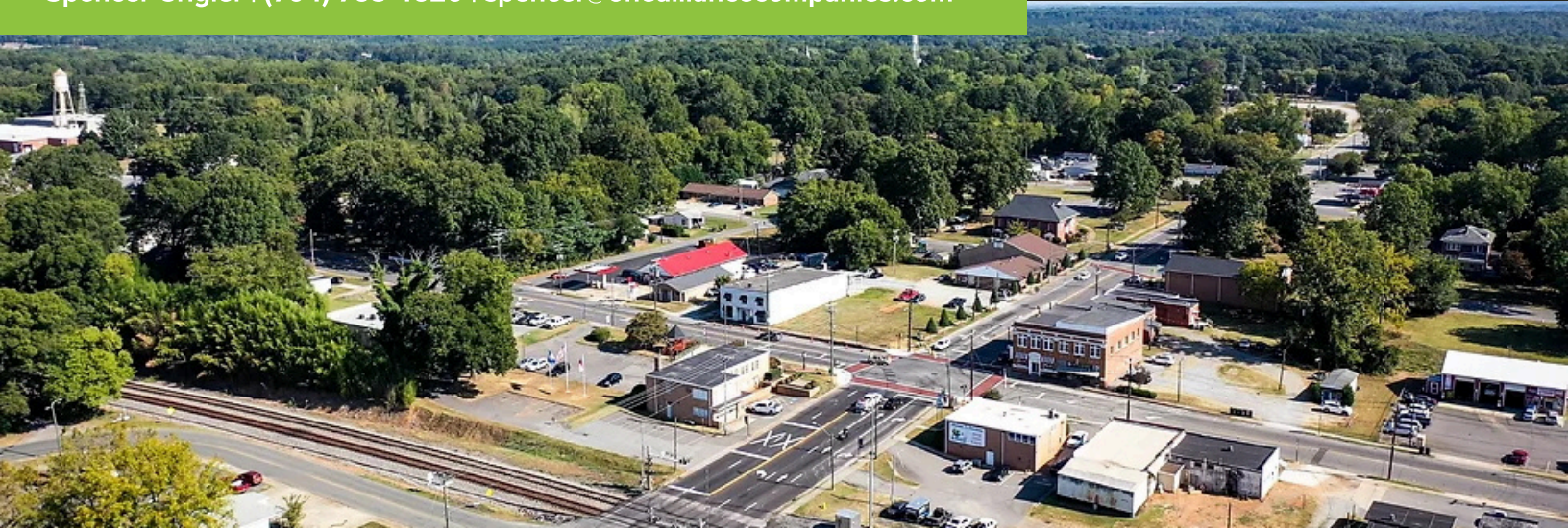












## ABOUT THE AREA

# 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.

