

OFFERING MEMORANDUM



Premier Dental

1146 N New Hope Rd
Gastonia NC 28054

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OFFERING SUMMARY

ADDRESS	1146 N New Hope Rd Gastonia NC 28054
COUNTY	Gaston
BUILDING SF	13,570 SF
LAND ACRES	±5.5
YEAR BUILT	2003

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	5,467	38,059	97,247
2022 Median HH Income	\$50,960	\$47,270	\$50,343
2022 Average HH Income	\$69,690	\$66,266	\$71,560

Investment Summary

- ✓ Our team is thrilled to present a ±13,570 square foot medical office building located in the heart of Gastonia's medical community and campuses. The office is presently being used as a dental practice, but the space can be easily reconfigured for any number of medical uses. This gorgeous facility leaves nothing to be desired with an expansive welcoming/reception area, individual patient meeting room, multiple open and private operatories, 2 X-ray rooms, private doctor offices, nurse stations, fully equipped kitchen and meeting room, elevator, numerous bathrooms and showers, and an abundance of parking.

Opportunity Highlights:

- ✓ Conveniently located less than 1 mile from I-85 and 1.5 miles from the Caromont Regional Medical Center
- ✓ All brick facility on a corner lot with over 5 acres of land
- ✓ Abundant Parking (60 spaces)
- ✓ Two-Levels for Multiple Configuration Options



- ✓ Exceptionally well-maintained

This Opportunity is Perfect for:

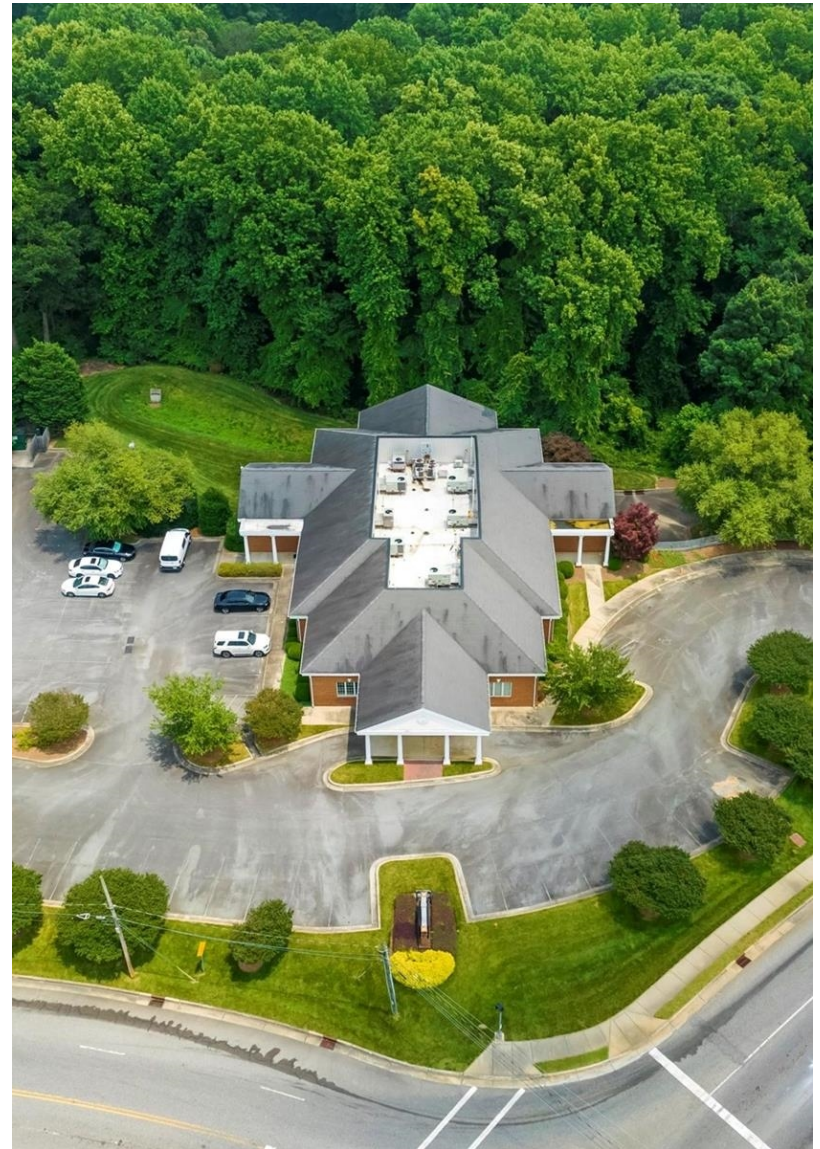
- ✓ Existing Medical or Dental Practices looking to expand
- ✓ Medical professionals looking for a permanent home
- ✓ Large therapy groups
- ✓ Possible use as a child care center

PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	13,570
LAND ACRES	±5.5
YEAR BUILT	2003
# OF PARCELS	2
ZONING TYPE	OFF04
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
TRAFFIC COUNTS	±20,000 VPD

CONSTRUCTION

EXTERIOR	Masonry
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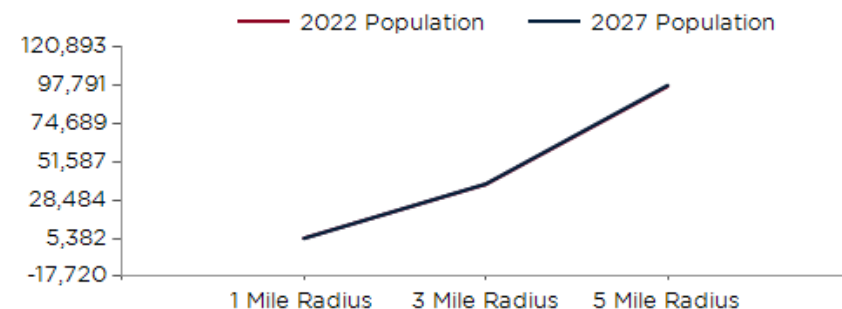




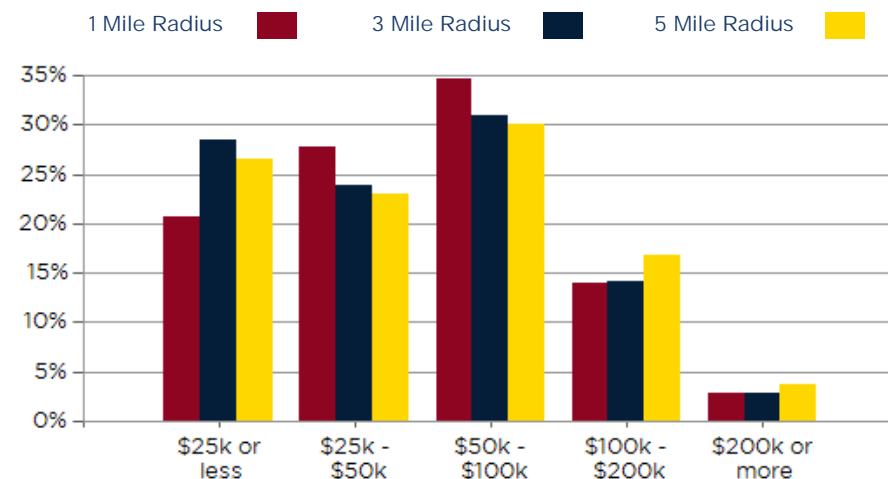
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,389	31,964	81,977
2010 Population	5,596	33,329	86,583
2022 Population	5,467	38,059	97,247
2027 Population	5,382	38,261	97,791
2022-2027: Population: Growth Rate	-1.55%	0.55%	0.55%

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	275	2,519	6,012
\$15,000-\$24,999	178	1,722	4,440
\$25,000-\$34,999	180	1,158	2,994
\$35,000-\$49,999	429	2,402	6,044
\$50,000-\$74,999	535	3,014	7,315
\$75,000-\$99,999	226	1,601	4,461
\$100,000-\$149,999	197	1,506	4,802
\$150,000-\$199,999	109	591	1,806
\$200,000 or greater	62	422	1,413
Median HH Income	\$50,960	\$47,270	\$50,343
Average HH Income	\$69,690	\$66,266	\$71,560

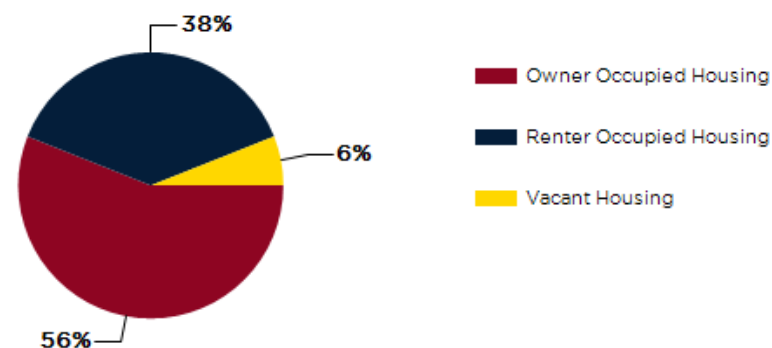
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,280	13,687	34,767
2010 Total Households	2,147	13,003	33,945
2022 Total Households	2,191	14,934	39,287
2027 Total Households	2,174	15,116	39,826
2022 Average Household Size	2.36	2.46	2.43
2022-2027: Households: Growth Rate	-0.80%	1.20%	1.35%



2022 Household Income



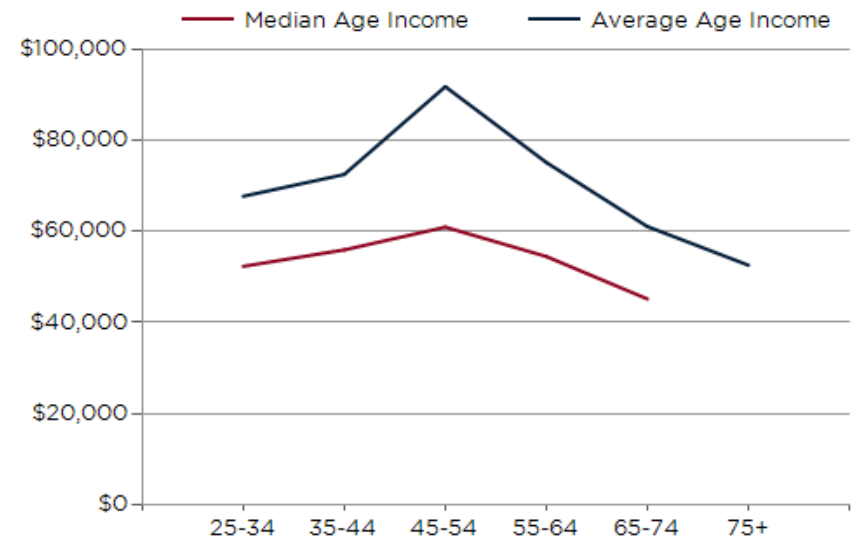
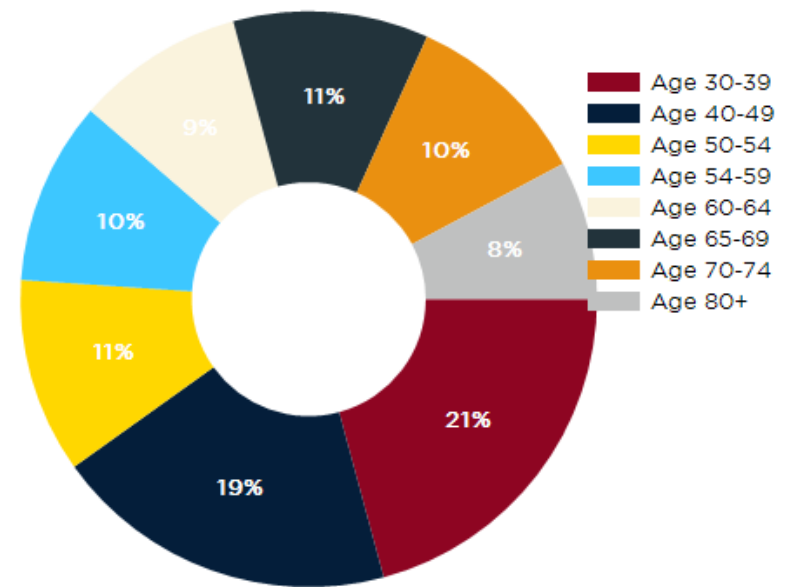
2022 Own vs. Rent - 1 Mile Radius



Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	373	2,562	6,805
2022 Population Age 35-39	305	2,455	6,296
2022 Population Age 40-44	323	2,478	6,318
2022 Population Age 45-49	306	2,353	5,977
2022 Population Age 50-54	357	2,369	6,151
2022 Population Age 55-59	335	2,282	6,196
2022 Population Age 60-64	307	2,293	6,089
2022 Population Age 65-69	357	2,218	5,751
2022 Population Age 70-74	341	1,890	4,884
2022 Population Age 75-79	254	1,430	3,501
2022 Population Age 80-84	172	963	2,228
2022 Population Age 85+	236	1,128	2,260
2022 Population Age 18+	4,381	29,756	76,470
2022 Median Age	44	41	41
2027 Median Age	44	42	41

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,375	\$51,497	\$53,346
Average Household Income 25-34	\$67,810	\$65,532	\$69,834
Median Household Income 35-44	\$56,011	\$56,028	\$59,645
Average Household Income 35-44	\$72,627	\$74,849	\$81,257
Median Household Income 45-54	\$61,019	\$55,523	\$60,836
Average Household Income 45-54	\$91,960	\$77,413	\$84,685
Median Household Income 55-64	\$54,551	\$49,551	\$53,375
Average Household Income 55-64	\$75,264	\$69,847	\$78,914
Median Household Income 65-74	\$45,196	\$39,683	\$41,535
Average Household Income 65-74	\$61,151	\$56,868	\$61,798
Average Household Income 75+	\$52,625	\$56,307	\$53,719



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Exclusively Marketed by:

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