



OFFICE SPACE

**FOR SALE  
OR LEASE**

**1422 BURTONWOOD DRIVE | GASTONIA**

Class A, well-built and spacious office space available in the heart of Gastonia's professional district.

**SAM KLINE, CCIM**  
c 704 777 6003  
skline@mecacommercial.com







## PROPERTY INFORMATION

### BUILDING SF\*

12,322 SF

### PID#

110007

### FEATURES

- Proximity to I-85, Downtown Gastonia, FUSE District and Franklin Blvd.
- Class A space
- Strong mix of tenants
- Surface parking
- This well built and spacious office awaits your business

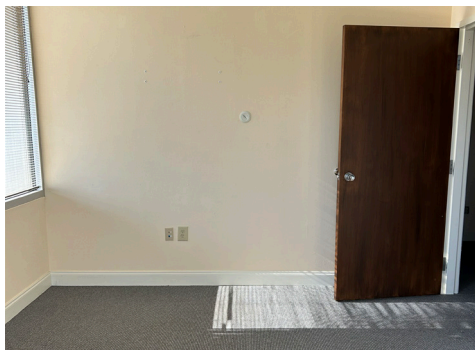
### LEASE RATE

\$3,021 per month

- \$12 per SF Base Rent
- \$3.05 per SF Taxes, Insurance, Maintenance and Utilities
- \$15.05 per SF Full-Service rate

### SALE PRICE

\$2,400,000



**SAM KLINE, CCIM**

c 704 777 6003

skline@mecacommercial.com

MECA Commercial Real Estate

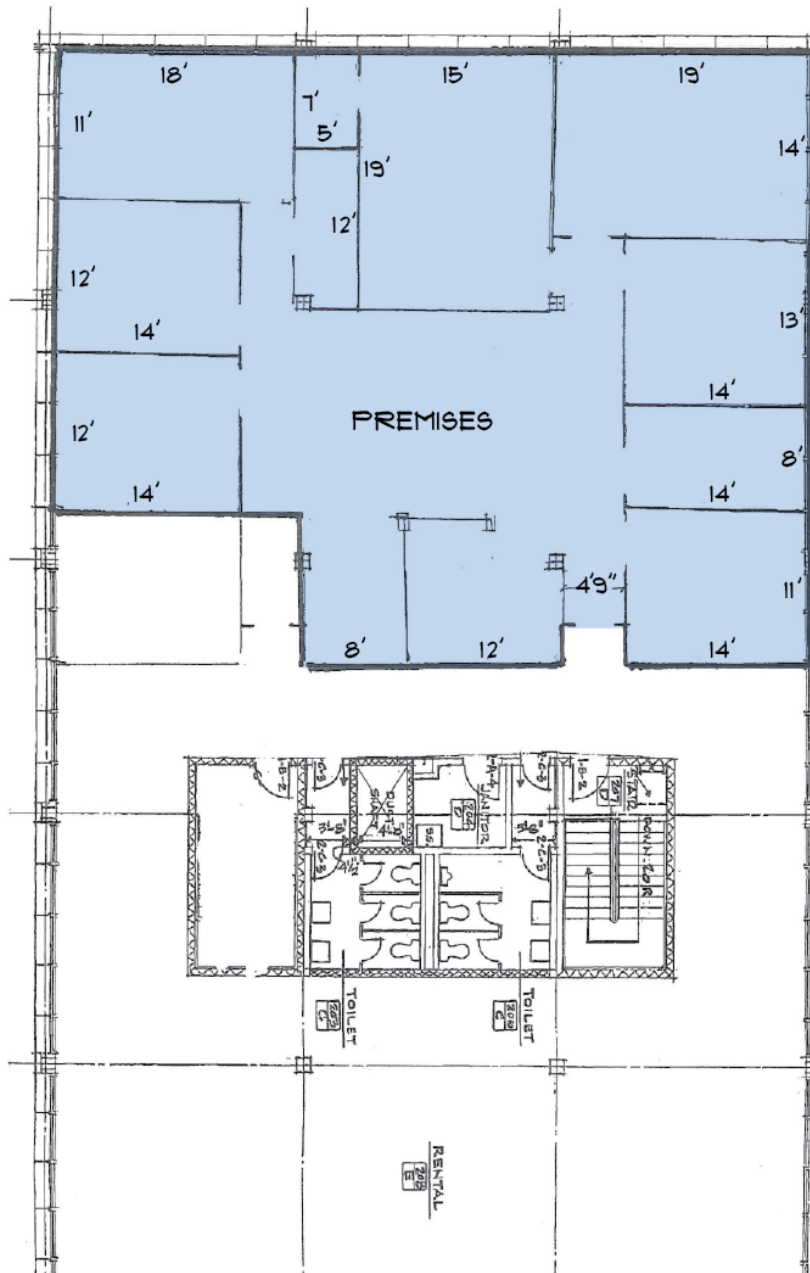
102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000



**MECA**  
COMMERCIAL REAL ESTATE



**RSF\***  
2,400 SF

**SAM KLINE, CCIM**  
c 704 777 6003

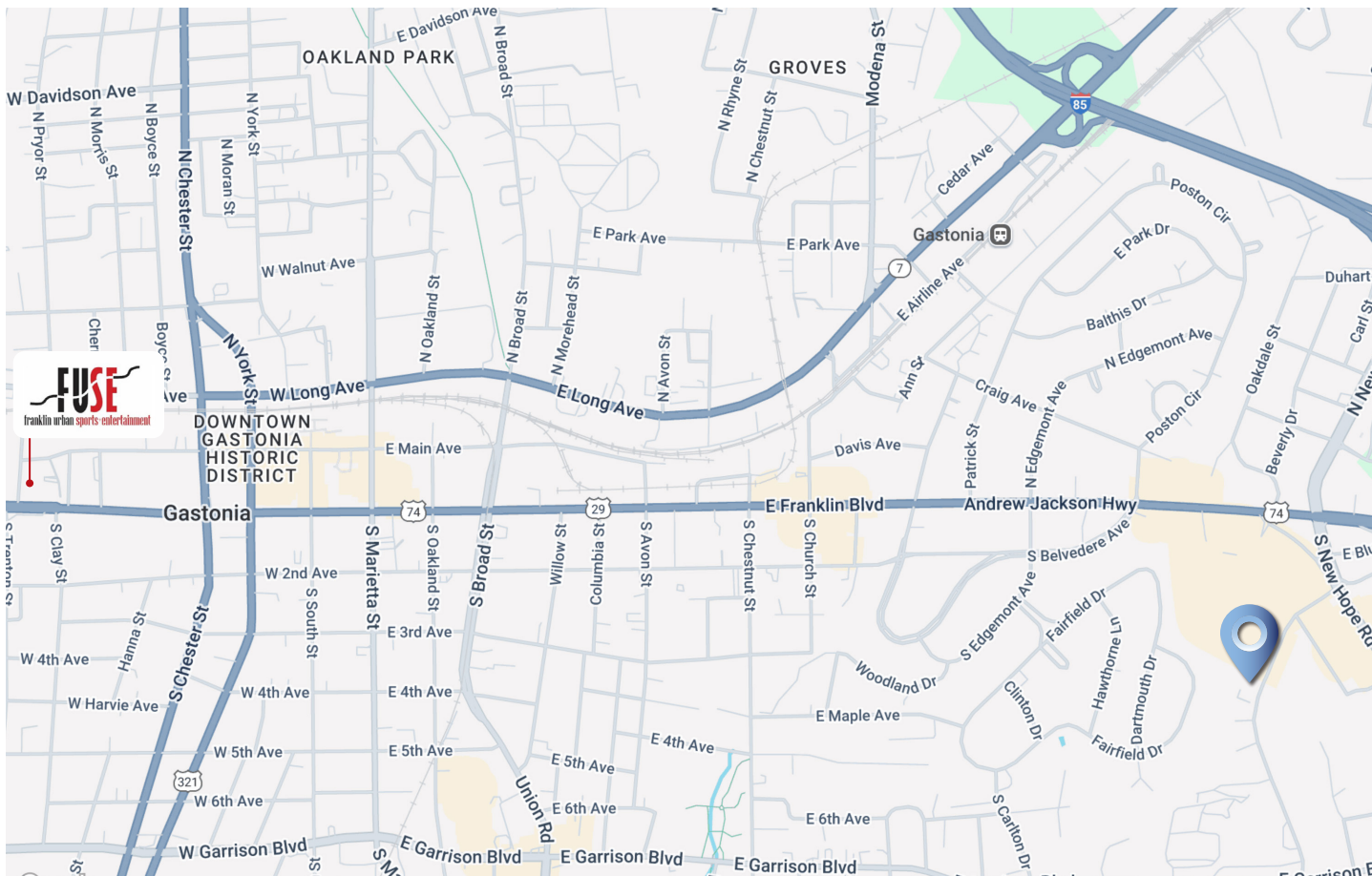
skline@mecacommercial.com

MECA Commercial Real Estate  
102 Main Street, Suite 110  
McAdenville, NC 28101  
704 971 2000



**MECA**  
COMMERCIAL REAL ESTATE





## DEMOGRAPHICS

|                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Population        | 6,070    | 58,874   | 114,122  |
| Households        | 2,545    | 24,386   | 45,809   |
| Families          | 1,450    | 14,622   | 29,328   |
| Median Age        | 43.8     | 39.5     | 39.6     |
| Average HH Size   | 2.26     | 2.35     | 2.45     |
| Median HH Income  | \$57,405 | \$58,027 | \$63,161 |
| Average HH Income | \$91,034 | \$81,069 | \$87,832 |
| Per Capita Income | \$41,331 | \$34,153 | \$35,523 |

**SAM KLINE, CCIM**

c 704 777 6003

skline@mecacommercial.com

MECA Commercial Real Estate

102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000



**MECA**  
COMMERCIAL REAL ESTATE

© 2025 Metro Realty, LLC. All rights reserved. Metro Realty, LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.

\*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.

**mecacommercial.com**



3<sup>RD</sup>

LARGEST CITY IN  
THE CHARLOTTE-  
CONCORD-GASTONIA  
NC-SC MSA

30+

INTERNATIONAL  
COMPANIES

3X

ALL-AMERICAN CITY  
& RECIPIENT OF THE  
U.S. CONFERENCE  
OF MAYORS TOP  
LIVABILITY AWARD

22

MILES WEST  
OF CHARLOTTE

25

MILE VIEWS  
FROM CROWDERS  
MOUNTAIN

## GASTONIA, NC

Gastonia is recognized as one of the area's best places to live and work with an ideal combination of location, size, and quality of life. Those factors, combined with the City's strategic location, just minutes west of Charlotte and midway between Atlanta and North Carolina's Research Triangle, attracts business and industry looking for an ideal site to locate, re-locate, or expand.

With major highways, interstates, railroads, and airports all within a 15-minute drive, Gastonia understands the importance in ease of transportation for its local businesses and residents. They continue to stay proactive by pushing plans for light rail and commuter trains.

Additionally, the city is investing in the FUSE District, Franklin Urban Sports and Entertainment District, between Loray Mills and our revitalized Historic Downtown. The FUSE District is the heart of a growing commercial district that features the best of urban living: residential choices, sports and entertainment options, offices, restaurants, retail shops, services, green spaces and more. The FUSE sports and entertainment complex will be home to a variety of venues and events, accommodating an array of sports as well as concerts, fairs, and more.