

West Garrison Boulevard

West Garrison Boulevard, Gastonia NC 28052

OFFERING MEMORANDUM

Jim Pryor

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ARDOR COMMERCIAL
ADV. CR. S. LLC

West Garrison Boulevard

CONTENTS

- 01 **Executive Summary**
 - Investment Summary
- 02 **Location**
 - Location Summary
- 03 **Property Description**
 - Property Features
 - Property Images

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ARDOR COMMERCIAL
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<https://Ardorcre.com>

WEST GARRISON BOULEVARD

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	West Garrison Boulevard Gastonia NC 28052
PRICE	\$350,000
LAND ACRES	.86
ZONING TYPE	C
# OF PARCELS	1

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	8,697	47,521	101,668
2026 Median HH Income	\$51,671	\$49,838	\$61,606
2026 Average HH Income	\$70,271	\$65,933	\$80,253

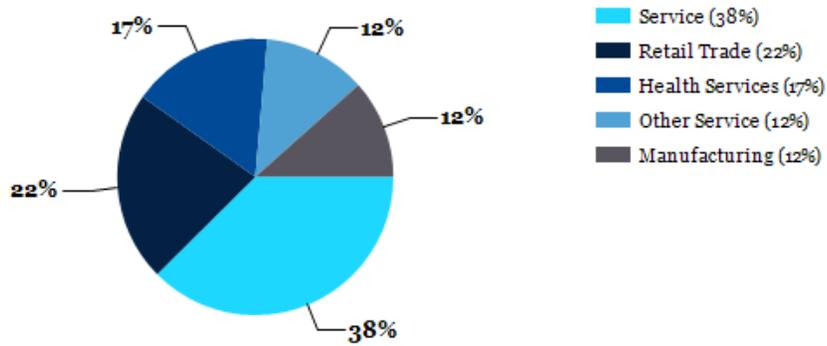
- This ±0.86-acre commercial outparcel is strategically positioned just off the signalized intersection of West Garrison Boulevard and Highway 74, located behind and adjacent to QuikTrip (QT). While not directly on the hard corner, the site benefits from immediate proximity to the intersection, strong shared traffic, and established national retail draw.
- The site is located within a rapidly expanding submarket, anchored by 400 approved townhomes nearby and additional planned retail development, creating strong built-in demand for future users. The parcel is zoned C-3 with Conditional Use Permit (CUP) in Gaston County, allowing for a wide range of commercial and service-oriented uses subject to approval.
- Situated along Highway 74—one of Gastonia’s most heavily traveled east-west corridors—the property offers excellent access, visibility within the retail node, and consistent traffic driven by commuters and surrounding residential density.

WEST GARRISON BOULEVARD

02 Location

Location Summary

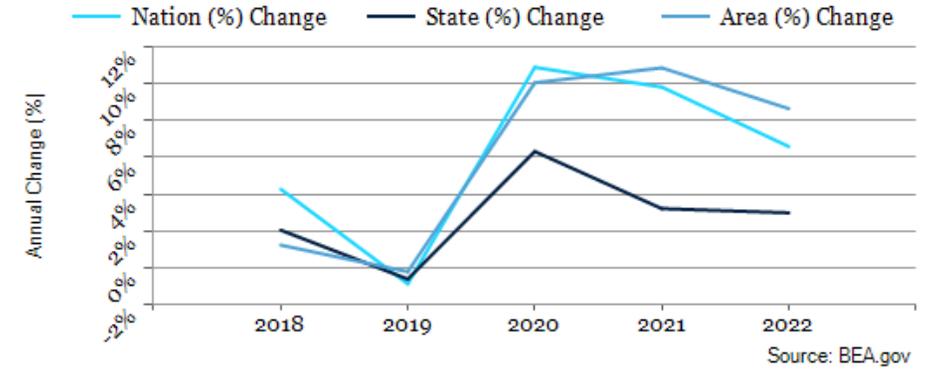
Major Industries by Employee Count



Largest Employers

Gaston County Schools	1,000
CaroMont Health	1,000
Wix Filtration Corporation	1,000
Pharr Yarns, Inc.	1,000
Wal-Mart Associates Inc.	1,000
County of Gaston	1,000
City of Gastonia	1,000
Food Lion	220

Gaston County GDP Trend



03 Property Description

Property Features

Property Images

PROPERTY FEATURES

LAND ACRES	.86
# OF PARCELS	1
ZONING TYPE	C

UTILITIES

WATER	yes
ELECTRICITY / POWER	yes



35°15'31"N 81°12'52"W



70 m