

Office Building 3109SF-9600SF - \$16/SF/YR includes CAM fee and Utilities

257 W. Main Avenue- In the Heart of Downtown Gastonia, NC

For Information Call 704-215-5724



Excellent office location 9600 Sq Ft. down town Gastonia. Partially furnished ready to move in. There are (28) offices/cubicle ready spaces, (2) conference rooms, (8) bathrooms, kitchenette/dining. Building is wired with AT&T Optic Fiber.*

- High traffic location on 257 W. Main Avenue. Within blocks of the new FUSE sports and business district.
- Minutes from Interstate 85 for convenient access to the Charlotte Metro area.
- Office renovated in 2014
- **WILL LEASE ENTIRE BUILDING OR BY FLOOR.**

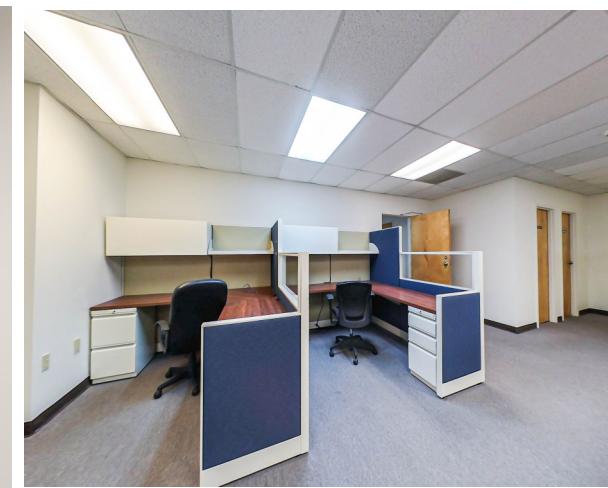
* Tenant responsible for connecting AT&T fiber service



245 W Main Ave. Gastonia, NC 704-215-5724

Office Building 3100SF-9600SF - \$13/SF/YR

For Information Call 704-251-5724

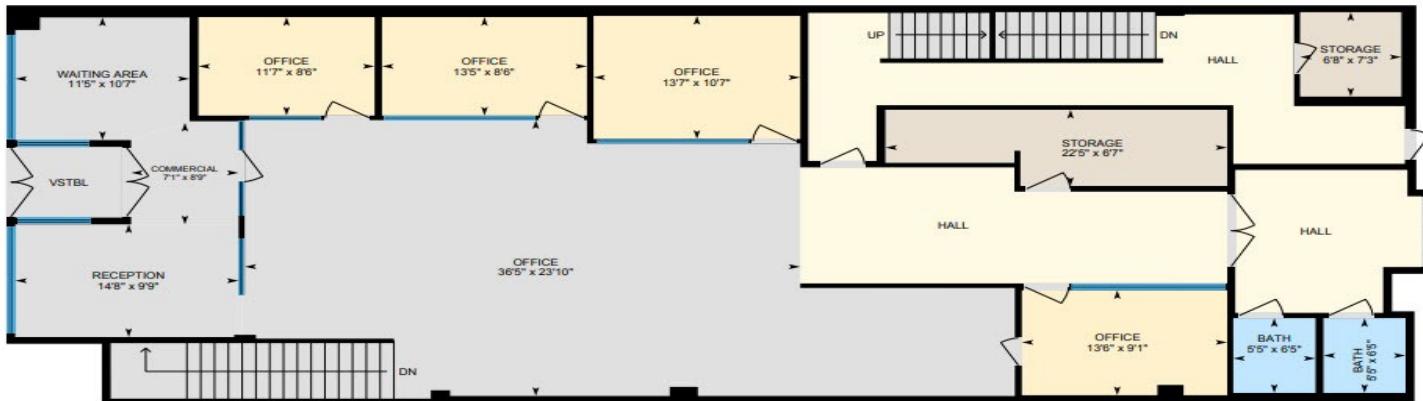


245 W Main Ave. Gastonia, NC 704-215-5724

Office Building 3100SF-9600SF - \$13/SF/YR

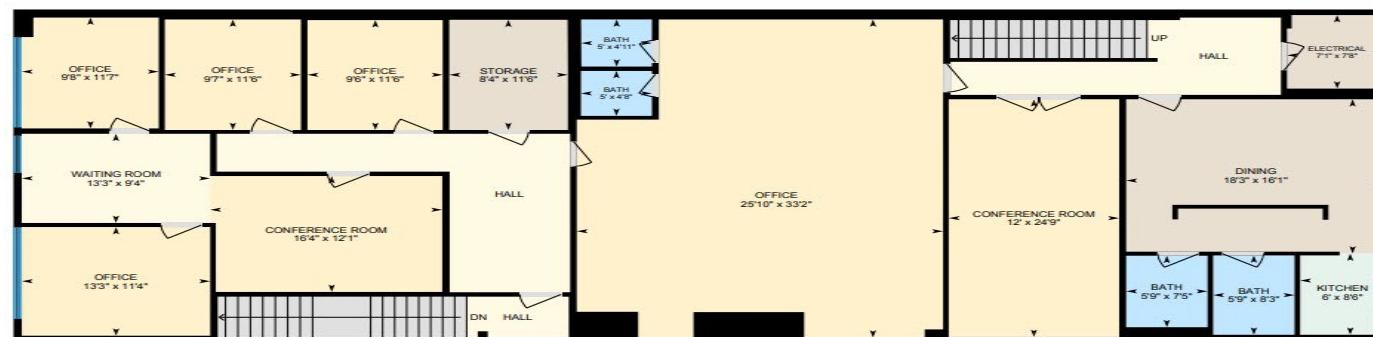
Floor Plans

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Main Level

3109 SF



Second Level

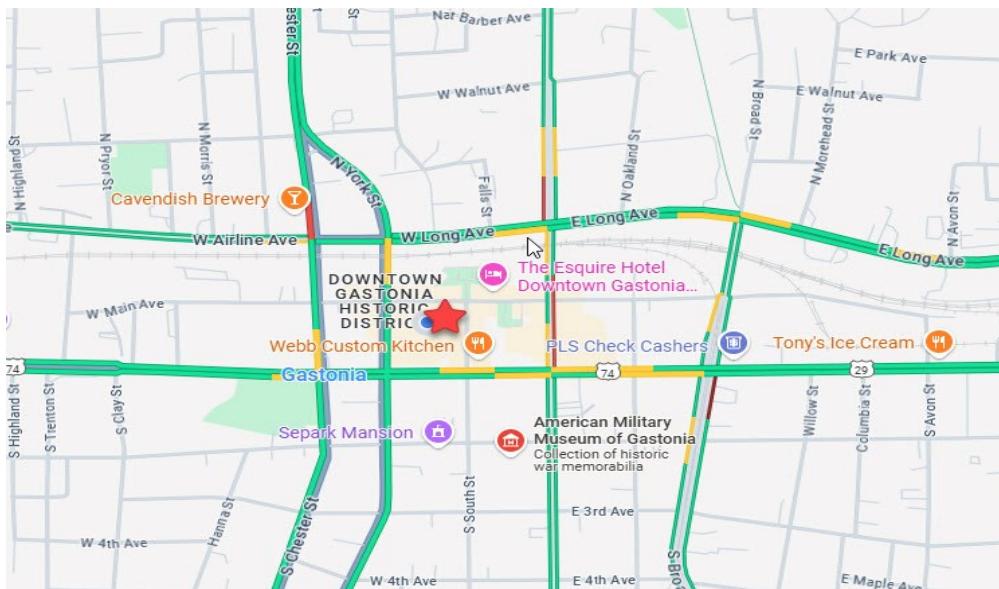
3293 SF



Lower Level

3244 SF

257 W Main Ave. Map



Demographic Detail Report

257-259 W Main Ave, Gastonia, NC 28052						
Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	6,756		44,574		91,040	
Real Estate & Finance	156	2.31%	1,241	2.78%	2,848	3.13%
Professional & Management	1,591	23.55%	9,021	20.24%	19,488	21.41%
Public Administration	91	1.35%	857	1.92%	1,710	1.88%
Education & Health	733	10.85%	4,409	9.89%	9,659	10.61%
Services	1,066	15.78%	4,856	10.89%	8,536	9.38%
Information	21	0.31%	312	0.70%	560	0.62%
Sales	628	9.30%	5,062	11.36%	10,710	11.76%
Transportation	98	1.45%	248	0.56%	350	0.38%
Retail	460	6.81%	2,934	6.58%	6,145	6.75%
Wholesale	79	1.17%	632	1.42%	1,433	1.57%
Manufacturing	417	6.17%	4,311	9.67%	8,555	9.40%
Production	702	10.39%	5,332	11.96%	9,859	10.83%
Construction	252	3.73%	2,266	5.08%	4,892	5.37%
Utilities	222	3.29%	1,469	3.30%	3,140	3.45%
Agriculture & Mining	24	0.36%	202	0.45%	227	0.25%
Farming, Fishing, Forestry	24	0.36%	220	0.49%	251	0.28%
Other Services	192	2.84%	1,202	2.70%	2,677	2.94%
2024 Worker Travel Time to Job	3,698		23,466		46,929	
<30 Minutes	2,344	63.39%	14,502	61.80%	28,919	61.62%
30-60 Minutes	1,173	31.72%	7,097	30.24%	14,432	30.75%
60+ Minutes	181	4.89%	1,867	7.96%	3,578	7.62%

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Located near the heart of **FUSE** sports and business district, The center piece is the multi-use facility that will host sporting events, festivals and concerts year-round. **FUSE** is more than a baseball stadium. It connects prime properties associated with Gastonia's heritage to exciting new uses essential for the city's future. It connects neighbors with neighbors.



Disclaimer Statement

Capstone Commercial Group LLC is the listing Broker of the Owner for the sale or lease of this property. No contacts shall be made by any prospective purchaser or agents to the Owner, its executives, staff, personnel, tenants, or related parties.

This Offering is a confidential solicitation of interest, and the information provided herein is provided for the sole purpose of considering the purchase or lease of the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase or lease the Property or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer to purchase or lease the Property unless and until the Owner executes and delivers a signed Purchase/Lease Agreement on terms acceptable to the Owner. By receipt of this Offering Memorandum, prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any and all liability with respect hereto. The enclosed materials are being provided solely to facilitate the prospective purchaser's or tenant's own due diligence for which the purchaser or tenant shall be fully and solely responsible. All information contained herein is confidential in nature, and recipient agrees not to photocopy or duplicate, forward or distribute, nor solicit third party interest without written permission and consent from Owner or Capstone Commercial Group LLC. Neither Capstone Commercial Group LLC nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representations to the future performance of the Property.

Gastonia Downtown Development

The historic central business district consists of approximately 49 acres with approximately 1.1 million square feet of buildings and is positioned primarily between Long Ave and Franklin Boulevard. Main Avenue extends east from York Street to Broad Street for a length of five city blocks.

In the early 1970's the primary business function of downtown moved out to the thoroughfares, as was typical for cities similar to Gastonia throughout the United States. Remaining were government buildings, banks, churches and a small number of shop owners not yet ready to move to the new strip shopping centers.

Today, Main Avenue offers a part of the past architectural fabric and history with much opportunity for rehabilitation projects. The City has made a major investment of \$6.3 million dollars by renovating the 1911 Gaston County Courthouse, which now houses the **James B. Garland Municipal Business Center**, a one-stop government service facility. Gaston County has undertaken the renovation of the former BB&T Banking Center (formerly the Belk Department Store) with a like investment for the purpose of housing the County Administration Offices. Private investment is currently underway with a number of properties in the process of being renovated and many properties are available for sale.

In support of center city, housing the City Council established the York Chester Historic District in 1988 and the Brookwood District in 1996. Also, in 1997 a Municipal Service District was established. Through the public private cooperation of merchants, property owners and the City Council the nonprofit Gastonia Economic Development Corporation leads the development effort. This body is the chief architect responsible for the National Historic District status being awarded and actively serves as promoter and contact for the revitalization of the downtown. **City of Gastonia**

As part of the Charlotte Metropolitan Area, Gastonia has experienced the region's robust growth and economic development of the past two decades. The city is experiencing a dramatic revitalization between the mill village and downtown Gastonia that is forecasted to continue throughout the next 10–20 years.

