



156 S SOUTH STREET, SUITE 202 | GASTONIA

Professional office space in the Historic Standard Hardware building located in Downtown Gastonia close to the Webb Custom Kitchen, conference center, and FUSE District. Perfect for individual professionals or teams, with shared amenities such as a break room, restroom and 2 conference areas.

**JAMES RICE**

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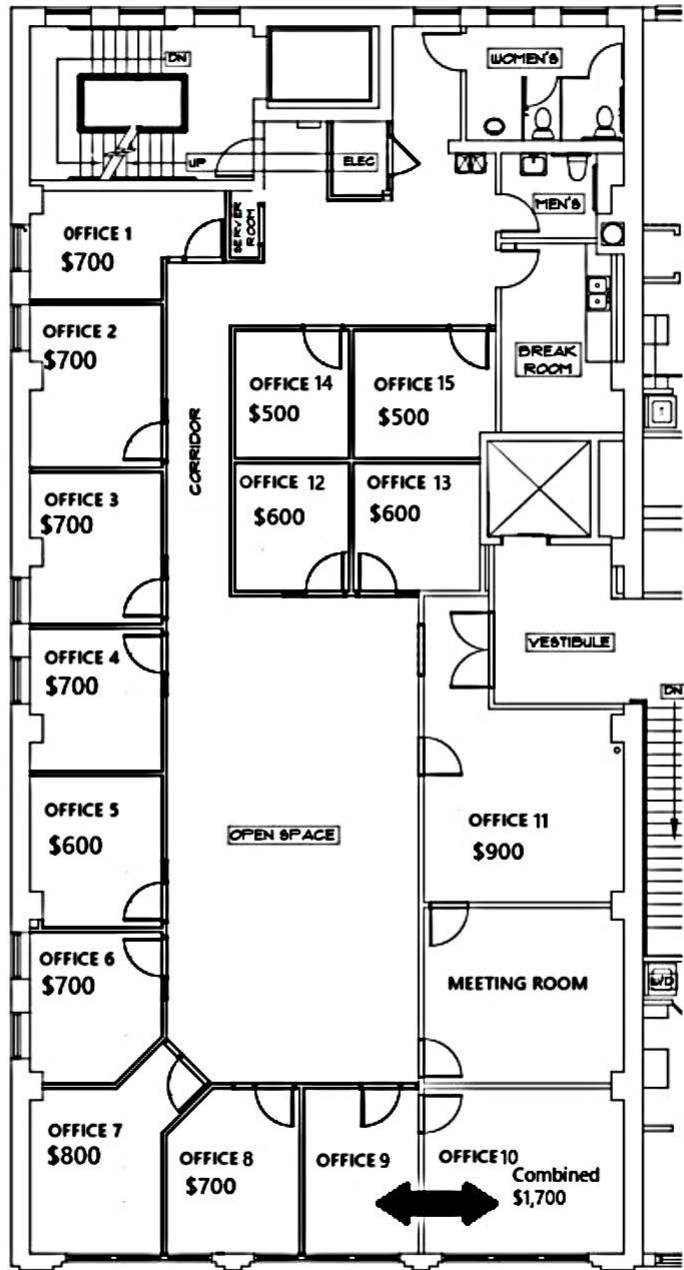
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3<sup>RD</sup>

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

30+

INTERNATIONAL  
COMPANIES

3X

ALL-AMERICA 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.

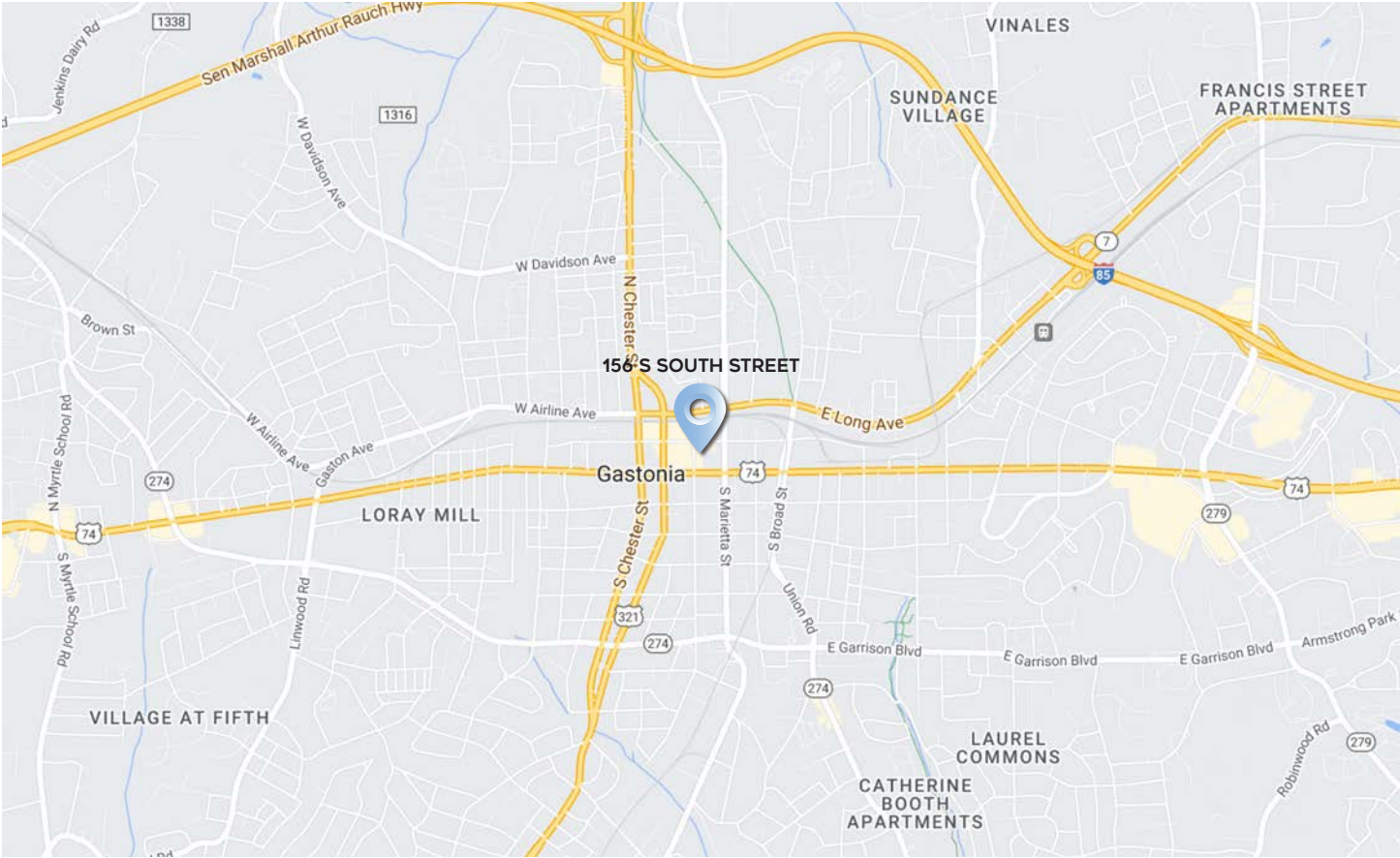
With major highways, interstates, railroads, and airports all within a 15-minute drive, Gastonia understands the importance in ease of transportation for its local businesses and residents. They continue to stay proactive by pushing plans for light rail and commuter trains.

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.

**DEMOGRAPHICS**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Population	8,103	52,817	102,781
Households	3,308	21,404	40,952
Average Household size	2.26	2.39	2.46
Average Age	40	39.8	40.5
Median HH Income	\$39,130	\$41,919	\$50,745
Average HH Income	\$55,310	\$61,022	\$71,698
Per Capita Income	\$22,973	\$25,379	\$28,913

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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 \*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.

