

North Broad Street & East Long Avenue

North Broad Street & East Long Avenue, Gastonia, NC 28052

OFFERING MEMORANDUM

Jim Pryor

Ardor Commercial Advisors

Managing Partner

(704) 620-8745

jim@ardorcre.com

NC 300373 SC 105555



ARDOR COMMERCIAL
ADVISORS, LLC

North Broad Street & East Long Avenue

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<https://Ardorcre.com>

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01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	North Broad Street & East Long Avenue Gastonia NC 28052
COUNTY	Gaston
LAND ACRES	1.23
ZONING TYPE	O-1 (Office)
# OF PARCELS	1

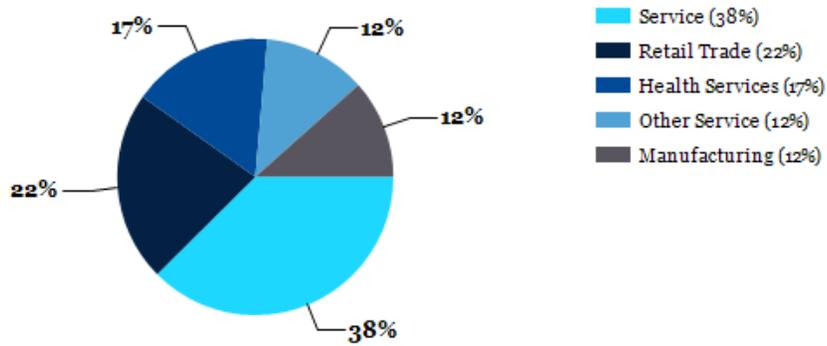
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	7,157	54,078	106,300
2026 Median HH Income	\$43,267	\$54,433	\$62,779
2026 Average HH Income	\$59,545	\$71,754	\$83,723

- This 1.23± acre commercial parcel offers a highly functional development footprint with excellent visibility and strong surrounding infrastructure. The site is generally level with open land coverage, allowing for efficient development planning and flexible site design.
- Excellent access to Central Business District and major commuter routes leading to I-85.
- Located near an area designated as a Primary Center, supporting long-term redevelopment and investment growth.
- Adjacent to QuickTrip (QT) and surrounded by established commercial activity.
- Ideal for medical office, professional office development, or service-oriented business location.

02 Location

Location Summary

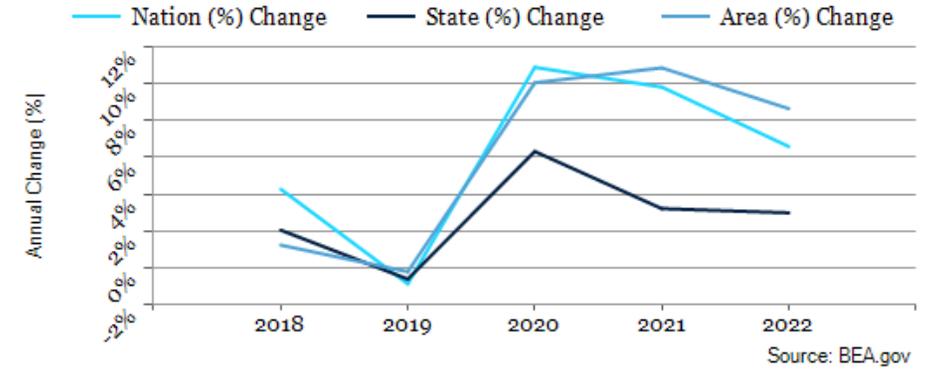
Major Industries by Employee Count



Largest Employers

City of Gastonia	500,999
Gaston County Schools	1,000
CaroMont Health	1,000
Wal-Mart Associates Inc.	1,000
County of Gaston	1,000
Wix Filtration Corporation	1,000
Pharr Yarns, Inc.	1,000
American & Efird, Inc.	1,000

Gaston County GDP Trend



03 Property Description

- Property Features
- Property Images

PROPERTY FEATURES

LAND ACRES	1.23
# OF PARCELS	1
ZONING TYPE	O-1 (Office)
TOPOGRAPHY	Level

UTILITIES

WATER	yes
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