

514 South Union Road

514 S UNION RD, GASTONIA, NC 28054



Office/Medical

FOR

| Lease

SIZE

| 6,300 SF

PRICE

| Call for Pricing



Overview

6,300 SF of Office/Medical Office for Lease

Lots of Private offices with windows

Great mix of open space and small and large conference room

Restrooms and Break Rooms on both floors

Plenty of surface parking

Ownership willing to improve space

2-panel marquis signage

Available now

Gastonia Office/Medical for Lease



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Property Overview

Demographics

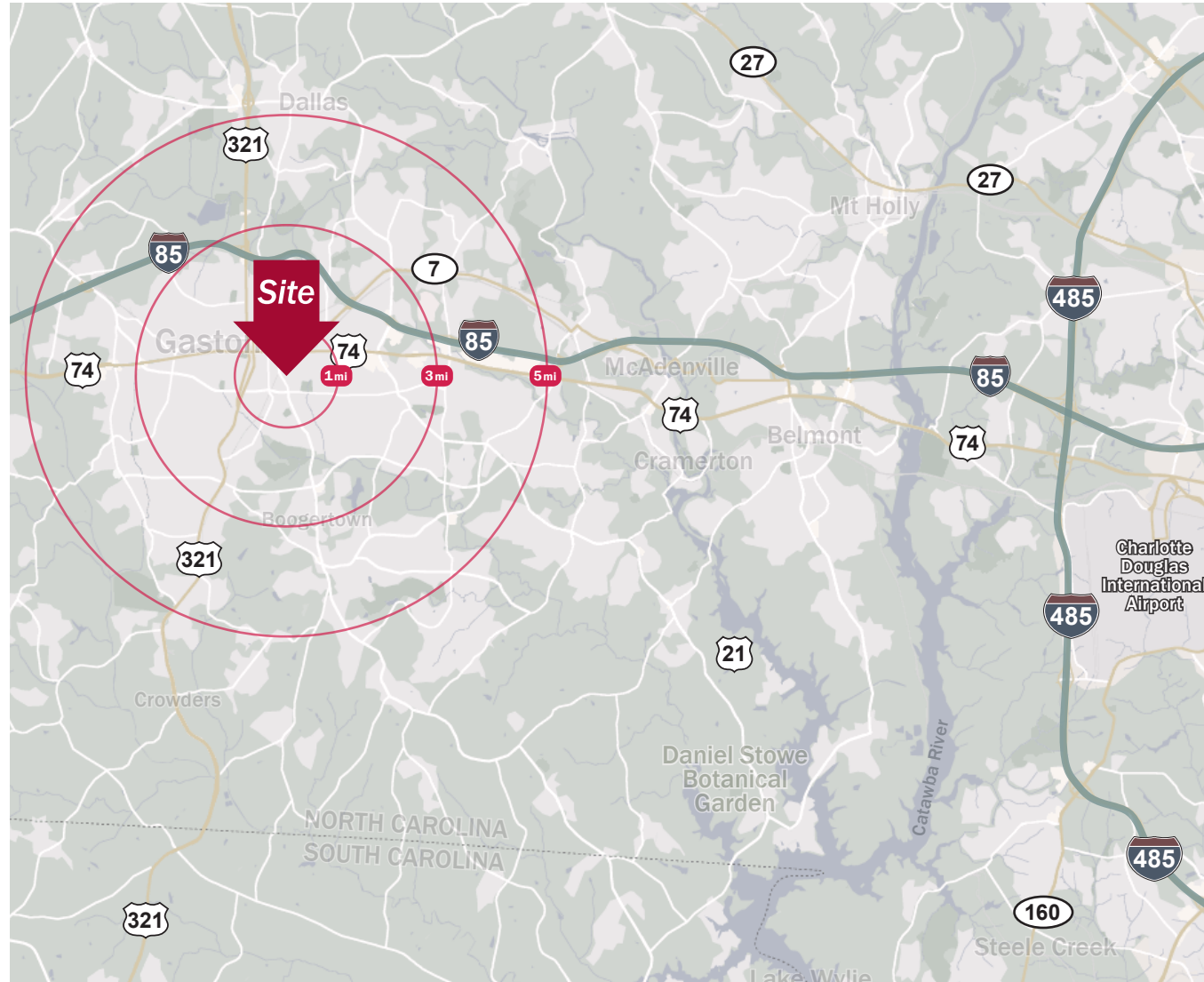
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	8,408	56,459	108,772
Daytime Pop.	9,367	35,032	50,075
Avg. HH Income	\$60,486	\$63,779	\$73,987

Traffic Count

Source: NCDOT

	AADT
S Union Rd	12,500 (2022)



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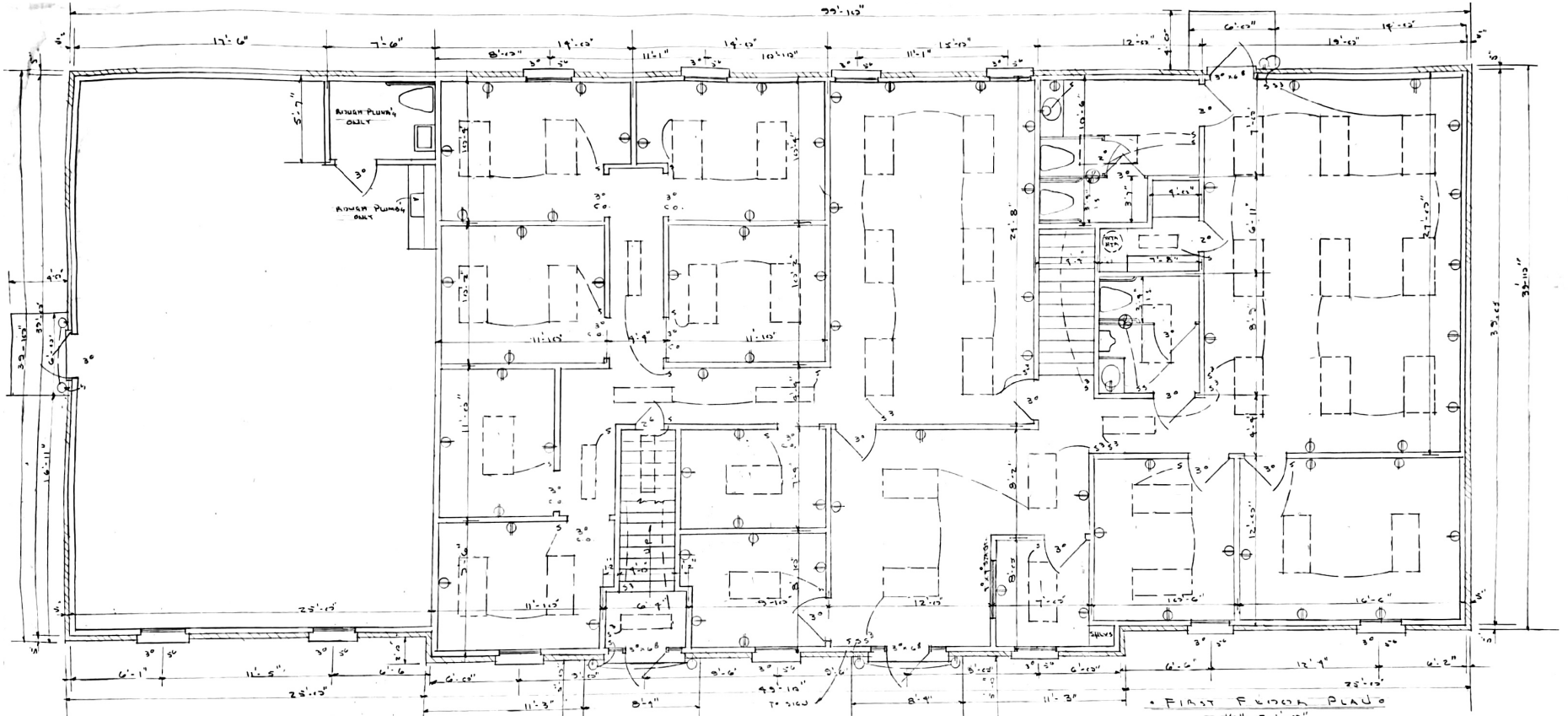
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Floor Plan — First Floor



Scanned from original. Not to scale.



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Property Photos



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Market Aerial



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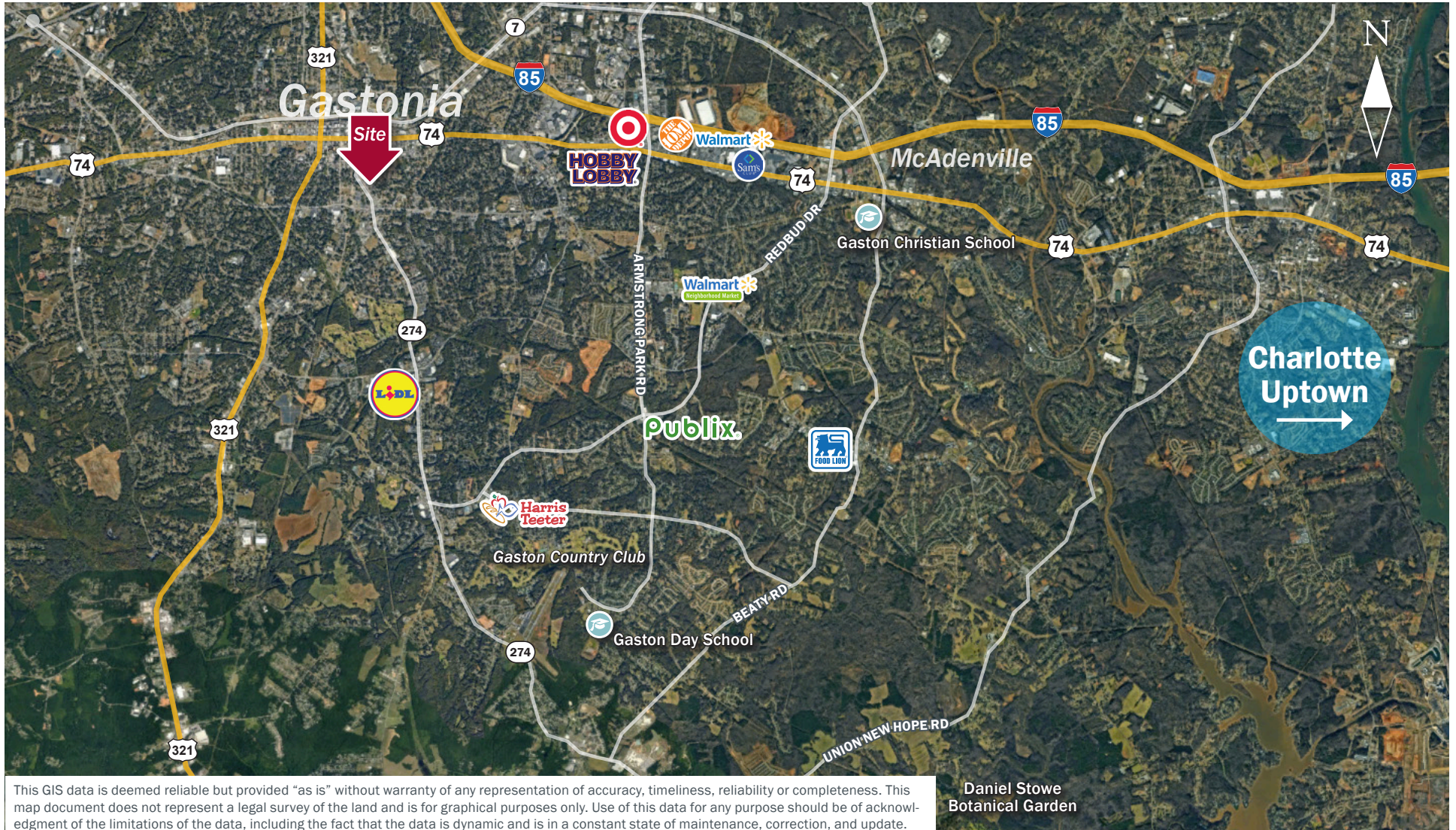
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Medical | Industrial | Retail | Land | Investment | Office

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