

2936 Rousseau Court

GASTONIA, NC 28054



Office

FOR

Lease

SIZE

±6,342 SF

PRICE

Call for Pricing



Overview

±6,342 SF

13 private office

Large open space

Large conference room

4 bathrooms

Large kitchen with oven and outdoor patio

Fully conditioned warehouse space

1 drive in door

19 parking spaces including 1 handicapped space

Available mid summer 2025

Office Building For Lease



Rebecca Herron
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2400 South Boulevard | Suite 300
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Property Overview

Demographics

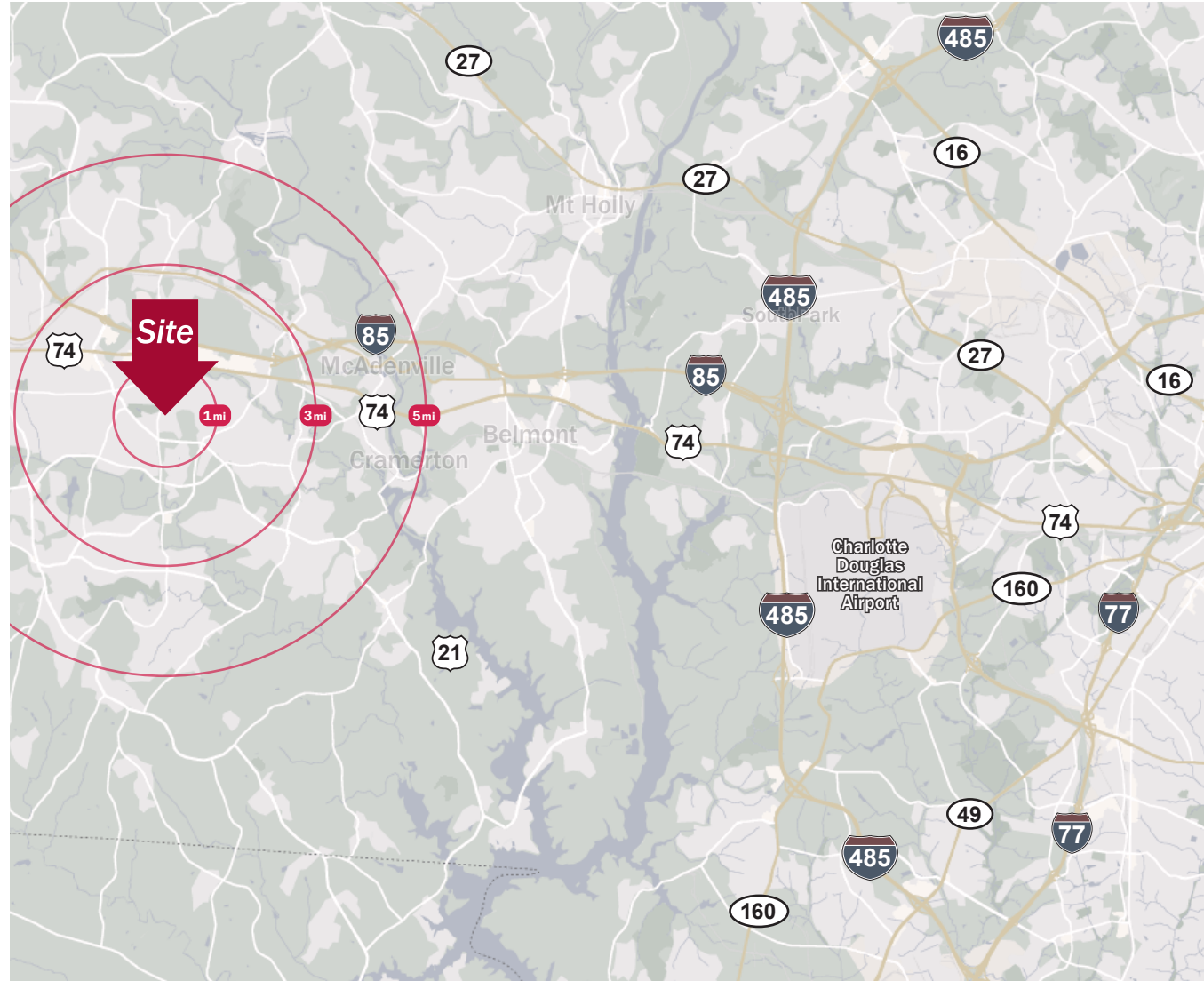
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	8,931	55,514	116,039
Growth Rate	0.85%	0.54%	0.93%
Avg. HH Income	\$98,010	\$96,298	\$92,974

Traffic Count

Source: NCDOT

	AADT
Armstrong Park Rd	13,000 (2022)



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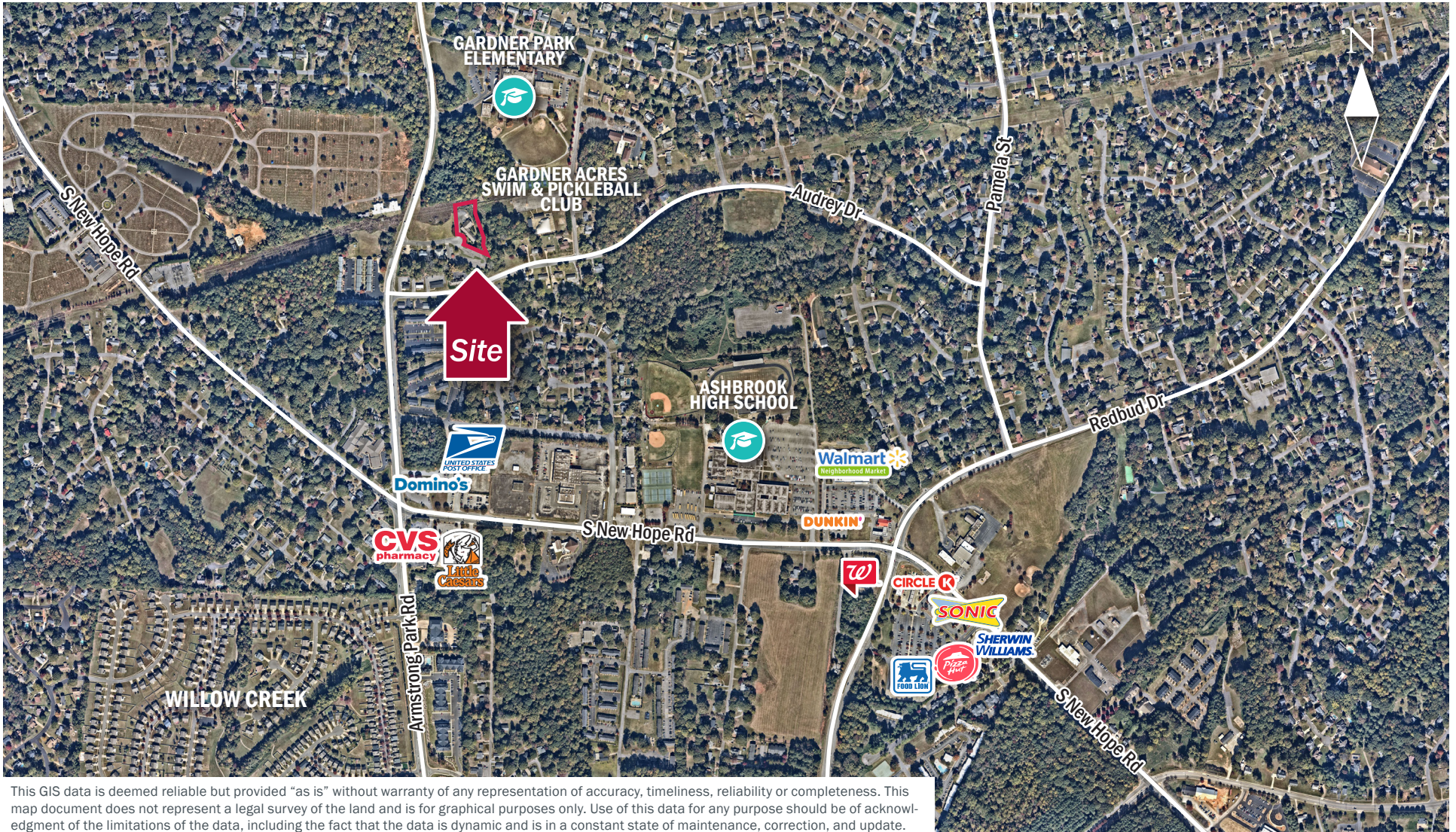
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Neighborhood Aerial



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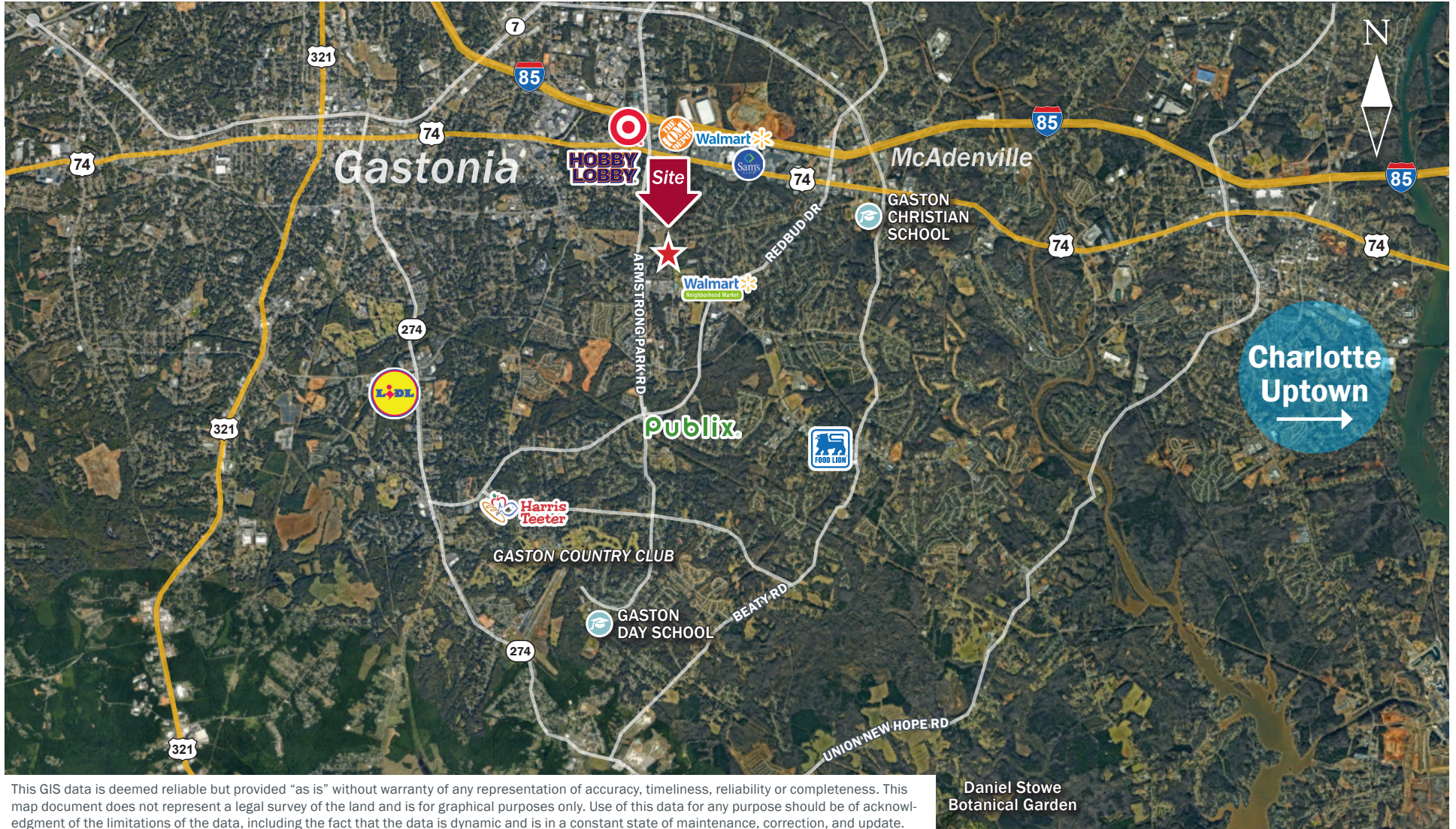
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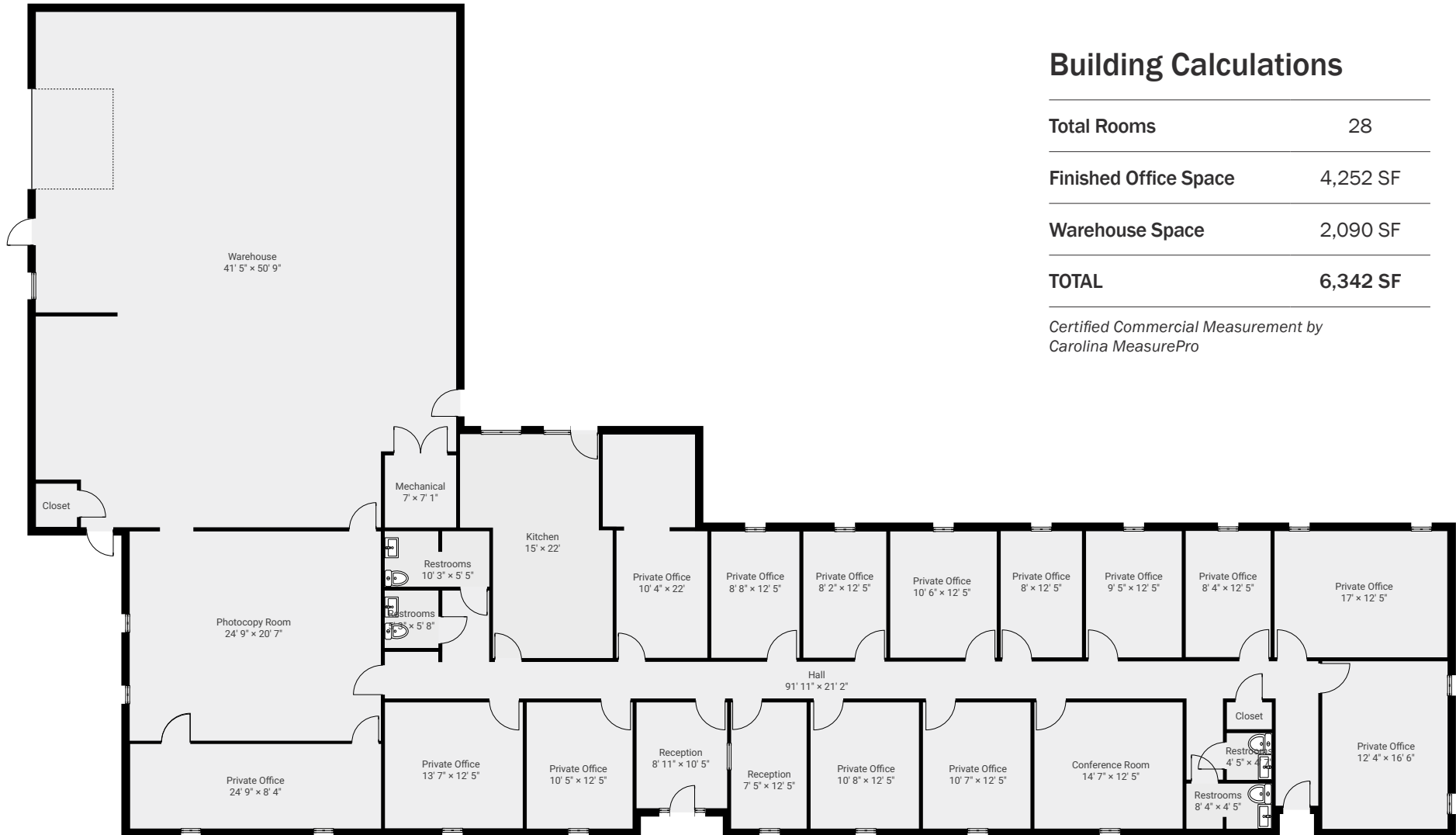
Market Aerial



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Building Calculations

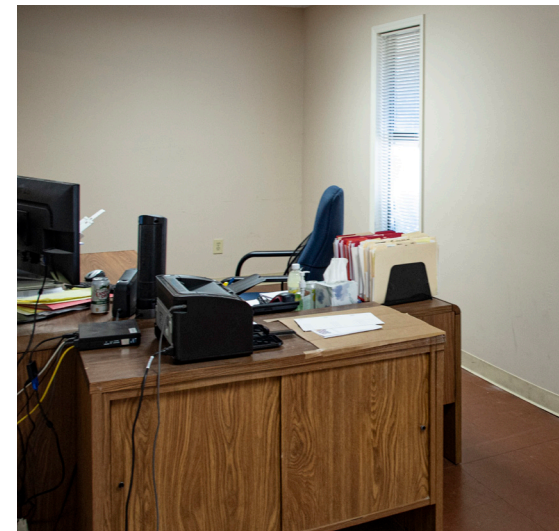
Total Rooms	28
Finished Office Space	4,252 SF
Warehouse Space	2,090 SF
TOTAL	6,342 SF

*Certified Commercial Measurement by
Carolina MeasurePro*

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Property Photos



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Medical | Industrial | Retail | Land | Investment | Office

contact

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