

# SALE

## 910-916 E. GARRISON BOULEVARD

910-916 E Garrison Blvd Gastonia, NC 28054



### PROPERTY DESCRIPTION

910-916 E. Garrison Boulevard is positioned along one of Gastonia's primary commercial corridors, offering turnkey operational infrastructure, existing income, and exceptional visibility along a high-traffic, four-lane arterial. The property is configured as a therapeutic spa and bath facility featuring five fully plumbed spa rooms — purpose-built for continued wellness use or readily adaptable for medical, aesthetic, or personal care operators, representing significant replacement cost value for incoming owner-users. A portion of the building is leased to an existing tenant, providing immediate income diversification with a flexible layout supporting split-use configurations across wellness, medical, or professional office uses. Direct frontage on E. Garrison Boulevard provides full access via right-in/right-out and left-in/left-out turning movements, a prominent signage opportunity, and strong visibility to heavy daily traffic counts. Convenient proximity to Downtown Gastonia and major thoroughfares serves the broader Gaston County trade area. This asset is well-suited for an owner-user seeking a built-out, income-producing platform or an investor targeting the growing wellness and medical-adjacent sectors in the Charlotte MSA's western submarkets.

### OFFERING SUMMARY

Sale Price:	\$900,000
Number of Units:	2
\$/sq ft	\$219.24
Lot Size:	0.43 Acres
Building Size:	4,105 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	242	973	3,484
Total Population	494	2,122	7,644
Average HH Income	\$65,652	\$65,796	\$64,118

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### BUILDING HIGHLIGHTS

- 4,105.1 SF
- .43 acres
- 4.62 per 1,000 SF
- 3 units — all replaced 2014
- Asphalt shingle roof
- 20,000+ VPD (TrafficMetrix)
- Parcel ID:109511
- Tenant occupied — immediate income in place
- General office, spa & wellness, medical practitioner, general retail
- C-1 Zoning

### SUITE 910 - TENANT OCCUPIED

- \$1,100/month on flexible lease term
- 3 private offices
- Dedicated reception area
- Kitchenette & 1 in-suite restroom
- Separate employee entrance.

### SUITE 916 - OWNER OCCUPIED

- Owner-occupied; seller requesting 6–12 month leaseback at market rate
- 7 massage/treatment rooms — 5 with built-out plumbing
- 2 in-suite restrooms
- Built-in washer & dryer units
- Large employee break room
- Accommodating lobby with reception area
- ADA accessible
- Separate employee entrance

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## BUILDING PHOTOS

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## SUITE 910 PHOTOS

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## SUITE 916 PHOTOS

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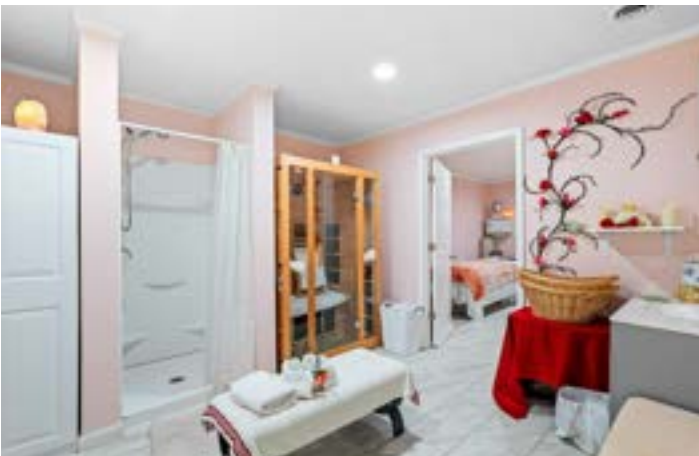
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## 910 E Garrison Boulevard (4105.1 sf HLA)



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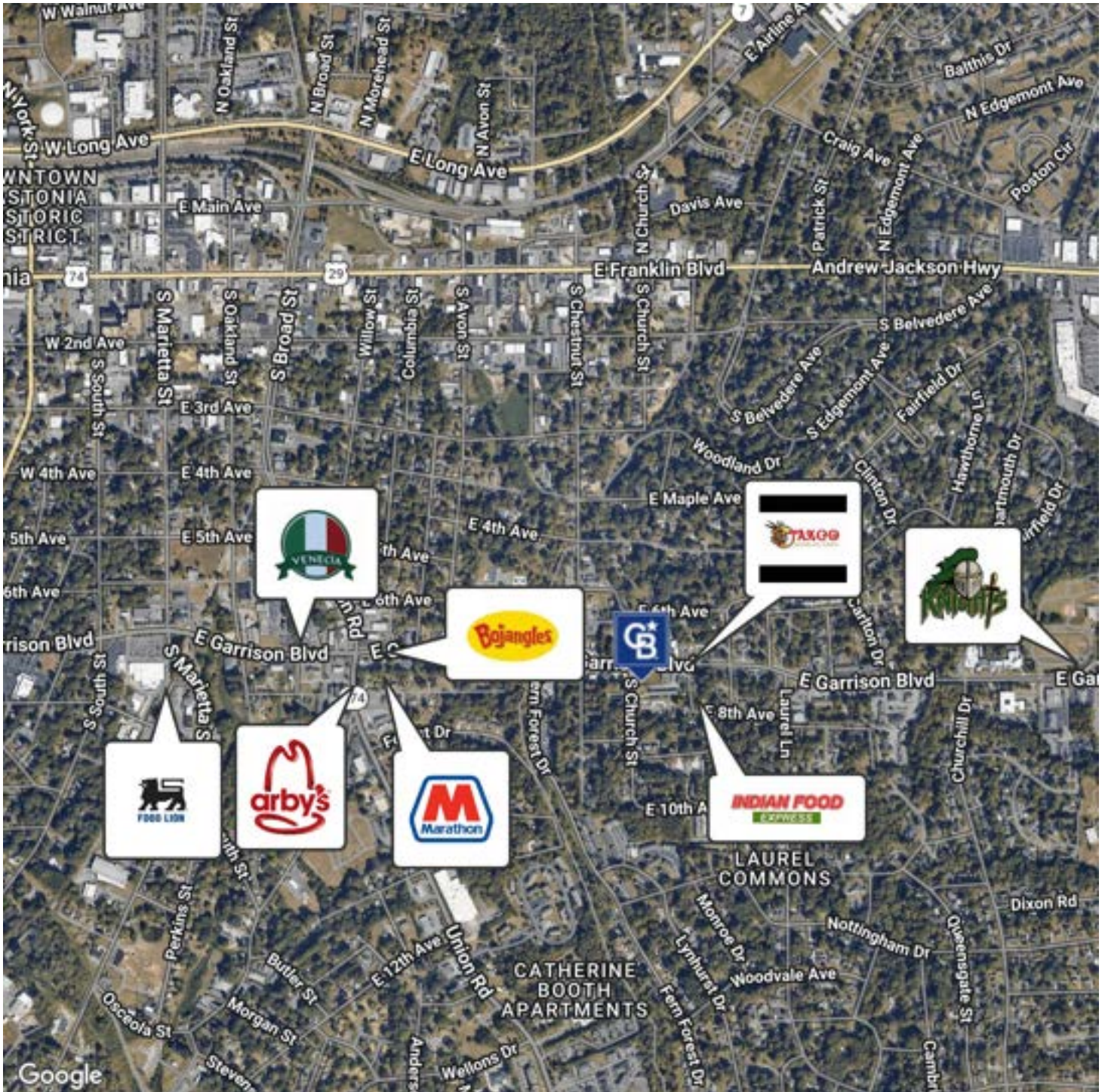


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## RETAILER MAP

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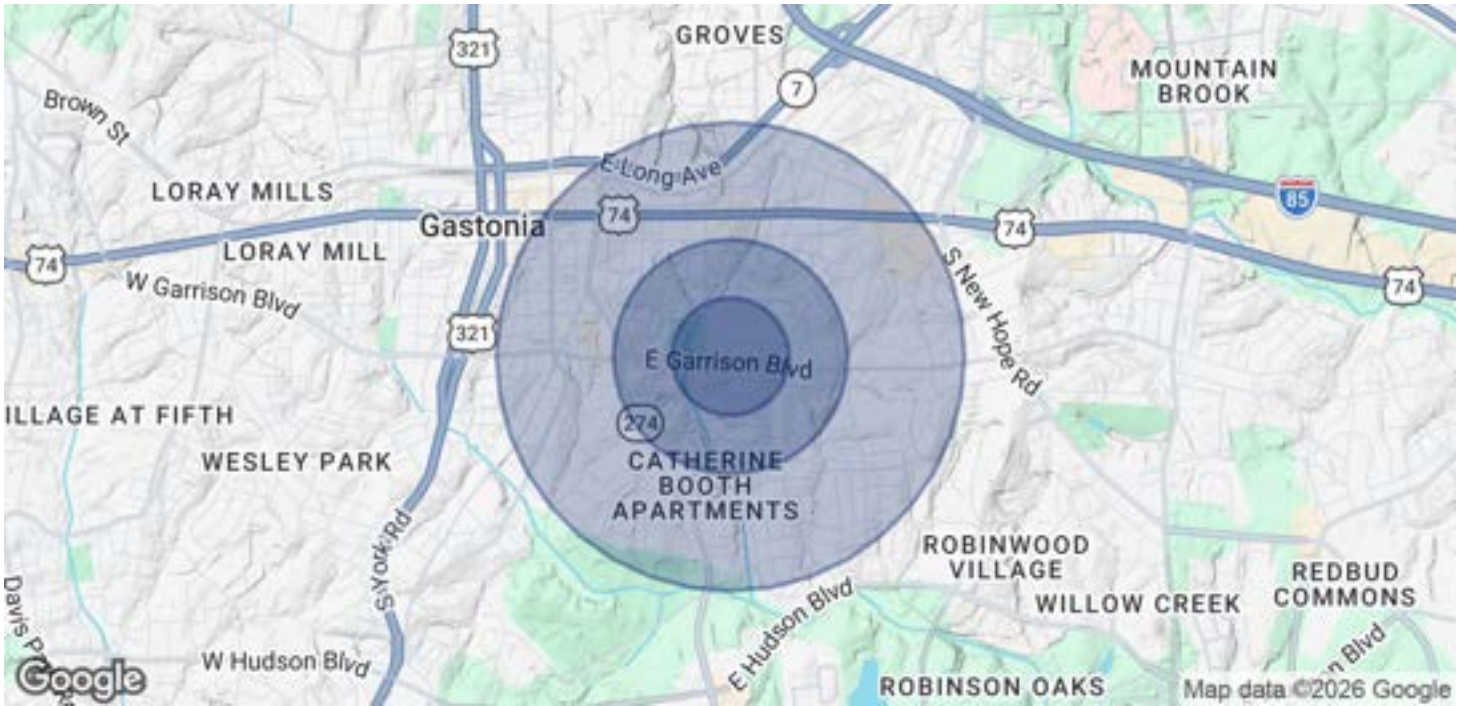
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## DEMOGRAPHICS MAP

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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	494	2,122	7,644
Average Age	36.3	34.9	39.3
Average Age (Male)	41.9	38.1	38
Average Age (Female)	36	35.1	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	242	973	3,484
# of Persons per HH	2	2.2	2.2
Average HH Income	\$65,652	\$65,796	\$64,118
Average House Value	\$194,316	\$195,018	\$210,658

2023 American Community Survey (ACS)

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