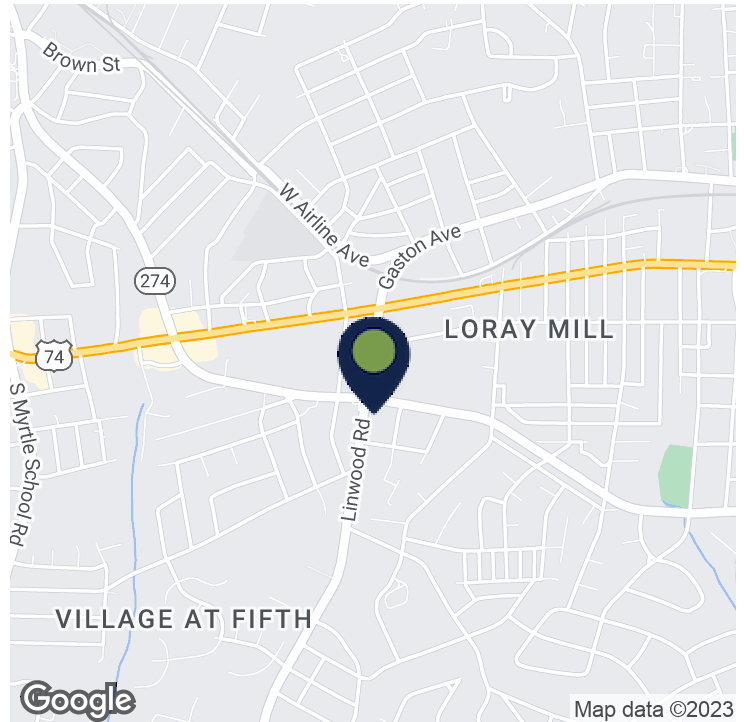


# 1423 W. GARRISON BLVD.

1423 W. GARRISON BLVD., GASTONIA, NC 28052

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:

## PROPERTY OVERVIEW

Strong visibility on the southeast corner of W Garrison Blvd and Linwood Rd with up to 4473 Sq Ft available

## PROPERTY HIGHLIGHTS

Lease Rate:

Currently Occupied |  
Inquire if Interested

Building Size:

6,009 SF

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



**LEGACY**  
COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>

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ADDITIONAL PHOTOS



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Legacy Commercial Property

847.904.9200

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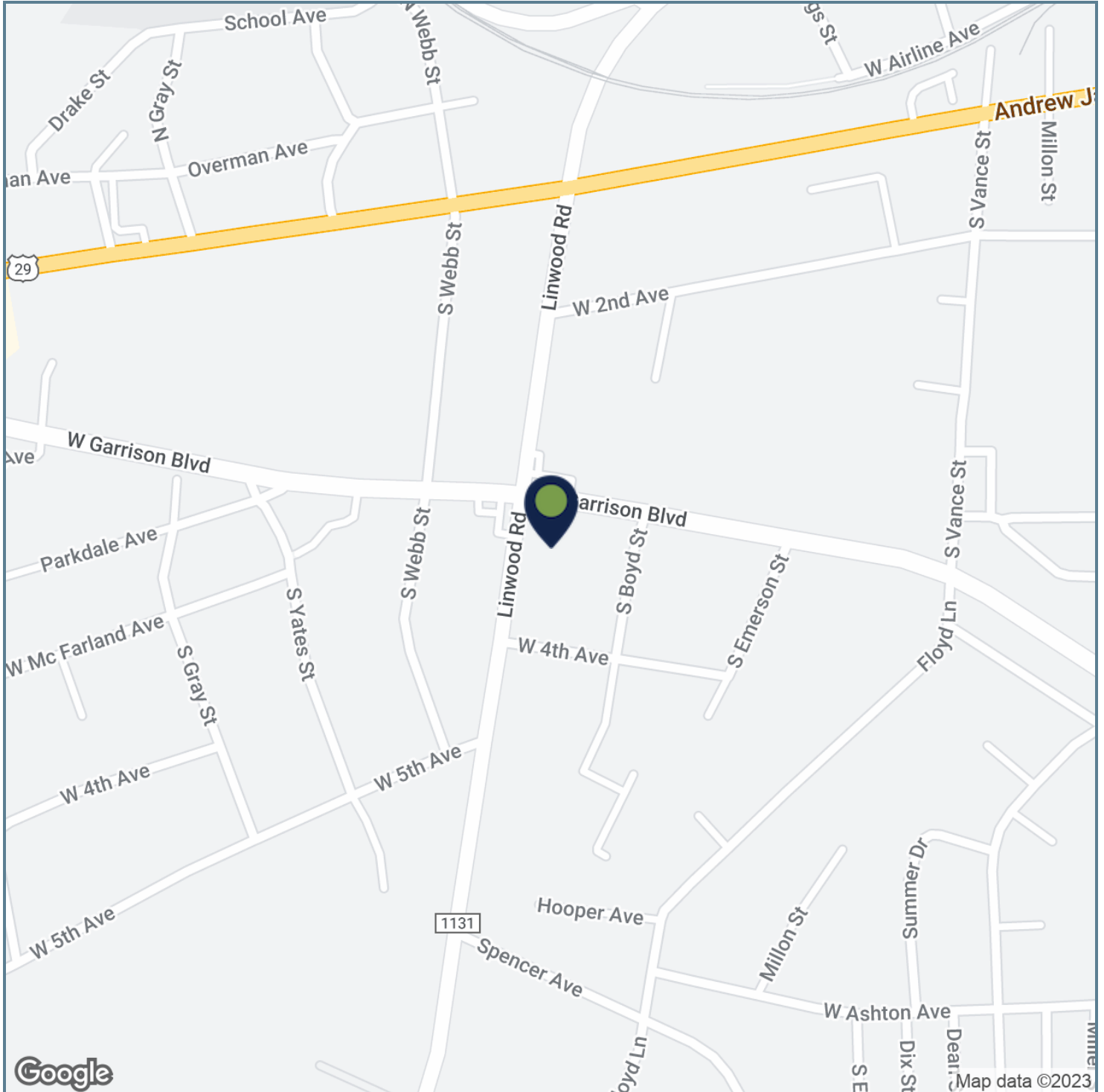
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LOCATION MAP



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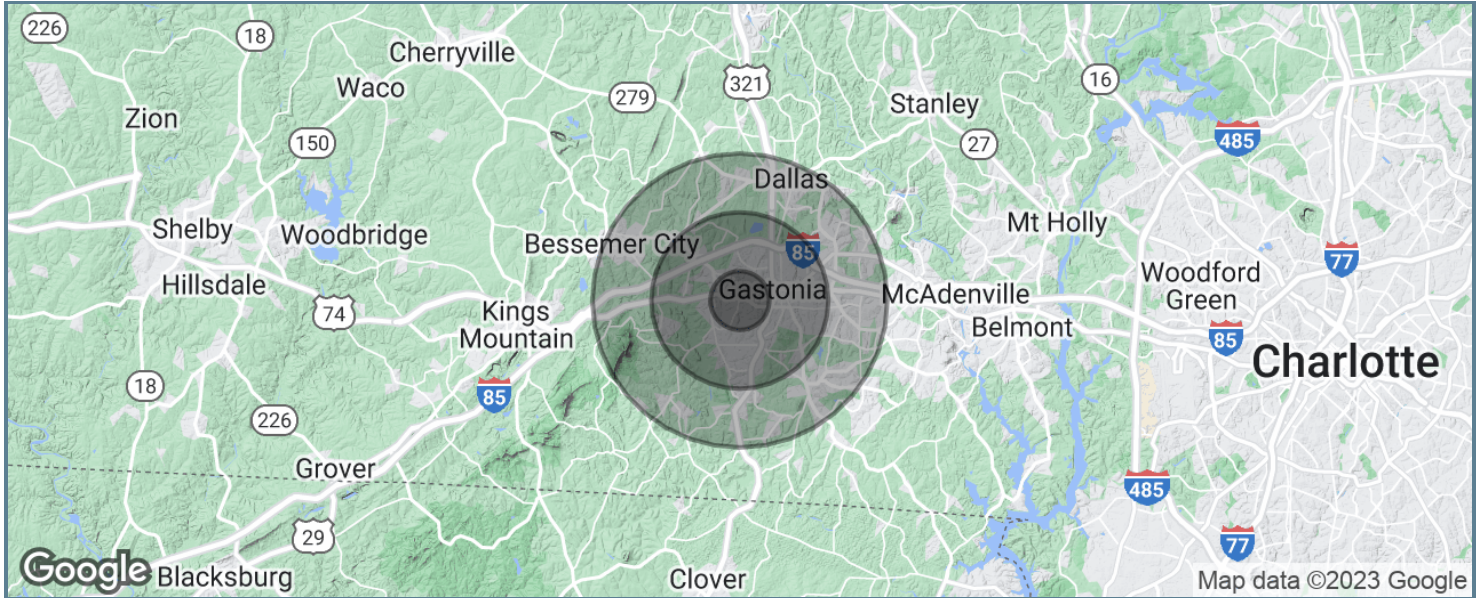
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,772	43,380	88,538
Median age	31.9	36.6	38.7
Median age (Male)	32.5	35.5	37.2
Median age (Female)	34.0	38.2	40.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,593	19,250	38,579
# of persons per HH	2.4	2.3	2.3
Average HH income	\$45,368	\$45,694	\$54,393
Average house value	\$91,070	\$113,748	\$135,457

\* Demographic data derived from 2020 ACS - US Census

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