



# 2ND FLOOR OFFICE FOR LEASE | ±1,800 SF

1377 E GARRISON BLVD SUITE B  
GASTONIA | 28054

## CONTACT



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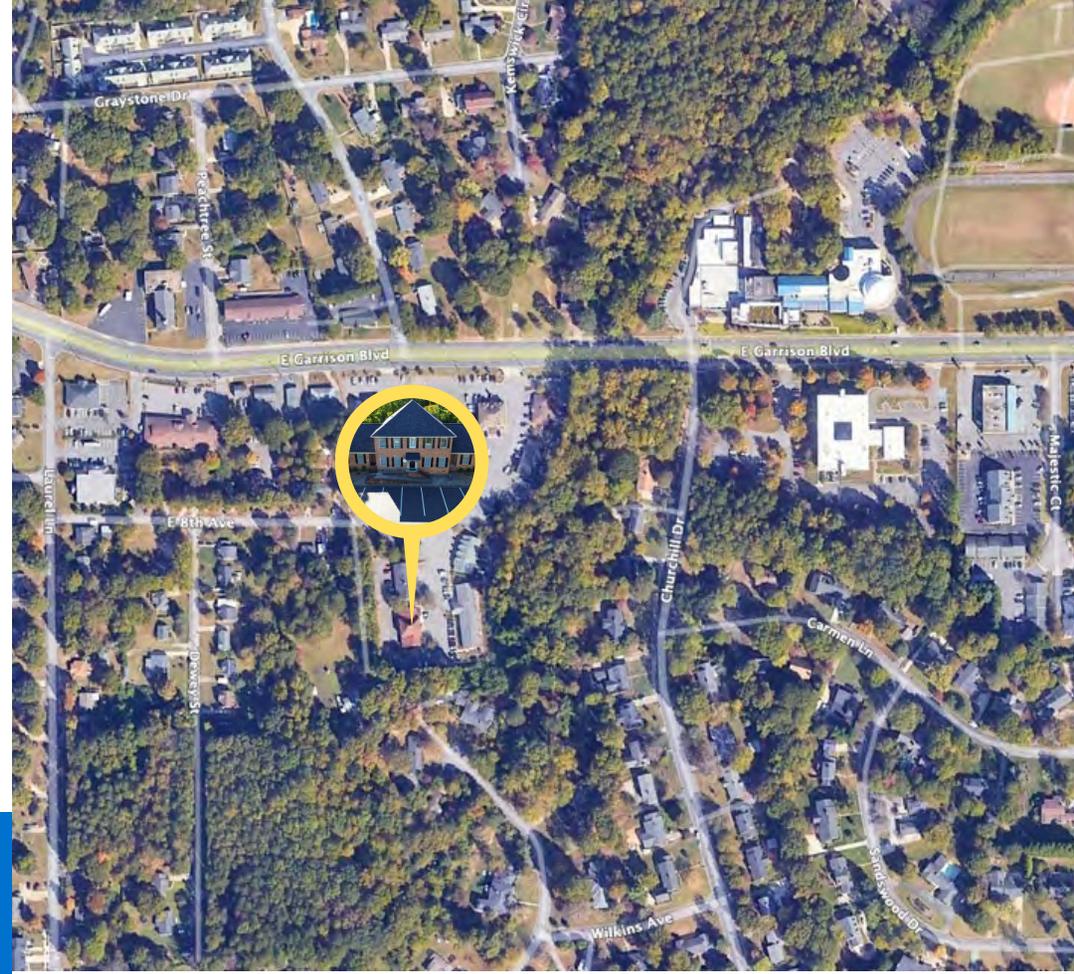
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# ABOUT THE PROPERTY

**FORMER ORTHODONTIST OFFICE |  
IDEAL FOR OFFICE, MEDICAL,  
AESTHETICS, OR WELLNESS USE**

Position your business in a well-maintained office park at 1377 E Garrison Blvd, Suite B—conveniently located in the heart of Gastonia. This second-floor office condo offers a functional and flexible layout, ideally suited for a variety of professional uses including general office, medical, aesthetics, and wellness services.



**1377 E GARRISON BLVD, SUITE B,  
GASTONIA, NC 28054**  
LOCATED IN GARRISON PROFESSIONAL PARK



**+1,800 SF | SECOND FLOOR\***  
\*STAIR ACCESS ONLY



**ZONING | O1-CD**



**CALL FOR PRICING**





## LOCATION OVERVIEW

# GASTONIA, NC

Located just west of Charlotte, Gastonia is one of the region's fastest-growing cities—offering the perfect mix of accessibility, affordability, and opportunity. With ongoing downtown revitalization, a growing population, and proximity to I-85, Gastonia is attracting new businesses, residents, and investment. Its pro-business environment, strong community support, and increasing demand for retail and office services make it an ideal place to lease space and grow your presence in the Greater Charlotte market.



## QUICK FACTS

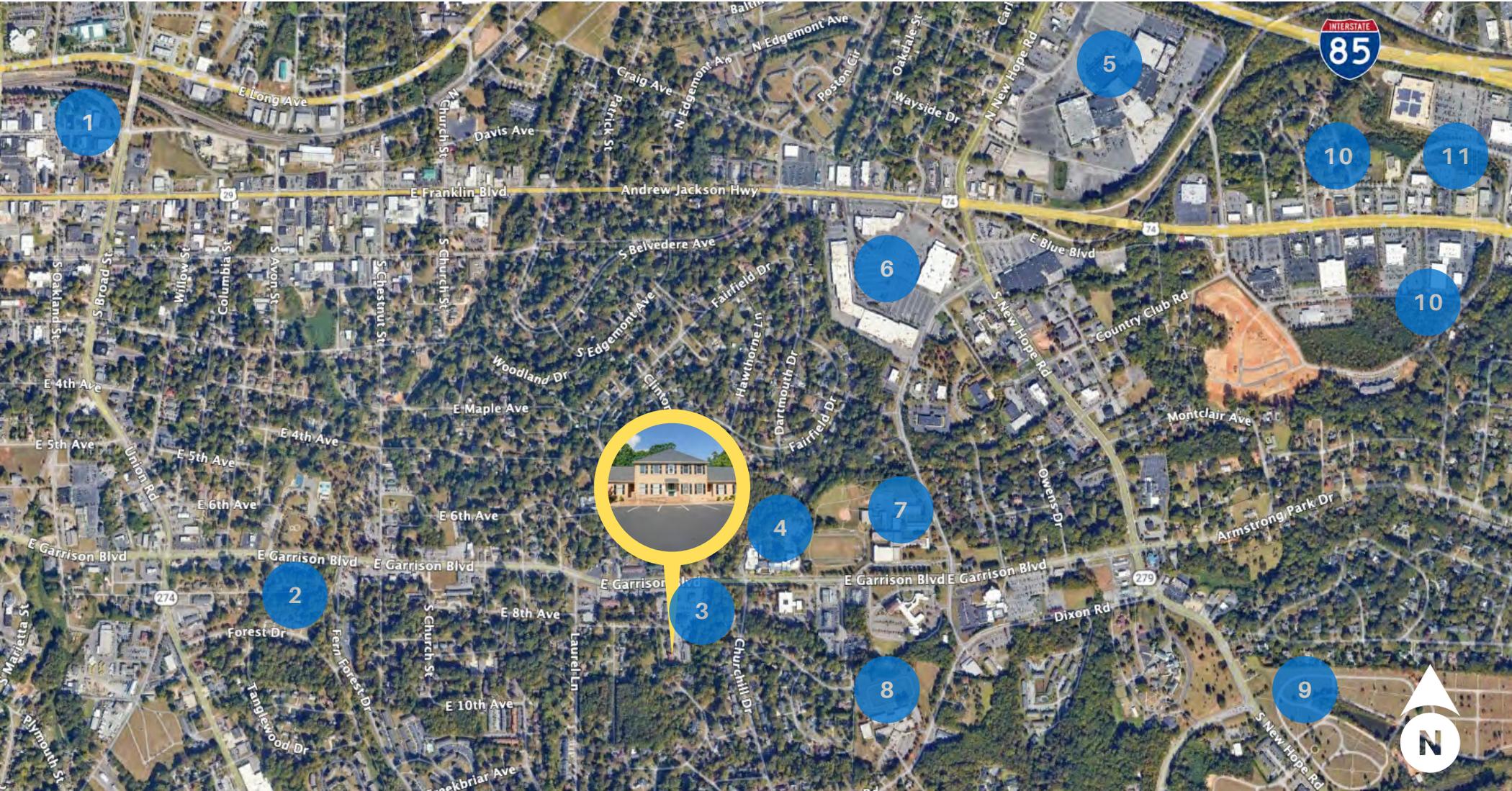
- *Less than 25 minutes to Charlotte Douglas International Airport*
- *Direct access to I-85 and US-321*
- *Part of the Charlotte-Concord-Gastonia MSA (2.8+ million population)*
- *Home to major employers like CaroMont Health, Gaston County Schools, and Daimler Trucks*
- *Active revitalization of downtown with new restaurants, breweries, and mixed-use development*



LOCATION OVERVIEW

# NEARBY AMENITIES

1. Downtown Gastonia Historic District
2. Avon/Catawba Creeks Greenway
3. Garrison Professional Park
4. The Schiele Museum of Natural History & Planetarium
5. Eastridge Mall
6. Shopping Center
7. William P. Grier Middle School
8. Sherwood Elementary School
9. Gaston Memorial Park
10. Shopping
  - Target
  - Walmart
  - The Home Depot
  - Lowe's
  - Hobby Lobby
  - T.J. Maxx
  - Dick's Sporting Goods
11. Car Dealerships





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