

SALE

NNN SINGLE-TENANT RETAIL INVESTMENT

108 E Main Ave Gastonia, NC 28052



PROPERTY DESCRIPTION

108 E. Main Ave. offers investors a rare, turnkey NNN retail investment in the heart of Downtown Gastonia, NC, priced at \$500,000 with an 8.04% cap rate on \$40,200 in annual in-place income. The lease is fully executed, the tenant is in occupancy, and zero landlord responsibilities exist from day one — making this one of the most accessible passive income opportunities currently available in the Charlotte MSA. Situated on E. Main Ave. in Gastonia's primary downtown commercial corridor, the property benefits from strong street visibility in a city undergoing significant revitalization. Downtown Gastonia has seen sustained public and private investment across its arts, dining, and entertainment district, driving meaningful increases in foot traffic and retailer demand. With direct I-85 access and roughly 25 minutes to Charlotte's urban core, the asset captures both local momentum and regional connectivity — a combination increasingly difficult to find at this price point. The building is well-maintained with no deferred maintenance, the HVAC was replaced in 2023, and the roof in 2015 — providing a clean physical profile with near-term capital risk largely mitigated. The property is fully occupied by Marty's LLC, an established CBD retailer operating locations in both Gastonia and Hickory, NC. The tenant is on a three-year NNN lease commencing June 2025 with three one-year renewal options and a 3% annual rent escalation, personally guaranteed by the principal.

OFFERING SUMMARY

Sale Price:	\$500,000
Number of Units:	1
Price per Sq ft	\$282.96
Lot Size:	2,130 SF
Building Size:	1,767 SF
Cap Rate:	8.04%

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PROPERTY HIGHLIGHTS

- 8.04% CAP Rate
- \$40,200 (\$3,350/month) Annual NOI
- 1,767 total SF
- CBD Zoning (Central Business District)
- 3 year initial lease term with 3 (three) 1-year options. 3% annual escalations.
- Absolute NNN – tenant responsible for all expenses
- HVAC replaced 2023
- Roof replaced 2015
- Parcel ID: 105652

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	88	566	2,927
Total Population	221	1,287	7,010
Average HH Income	\$40,137	\$50,100	\$54,858

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PHOTOS

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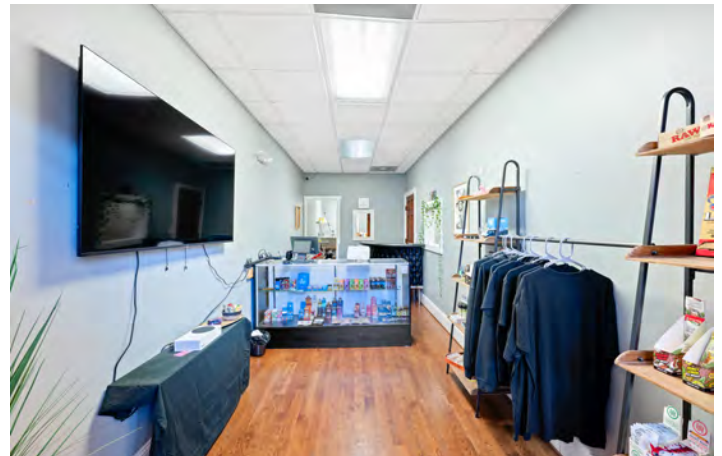


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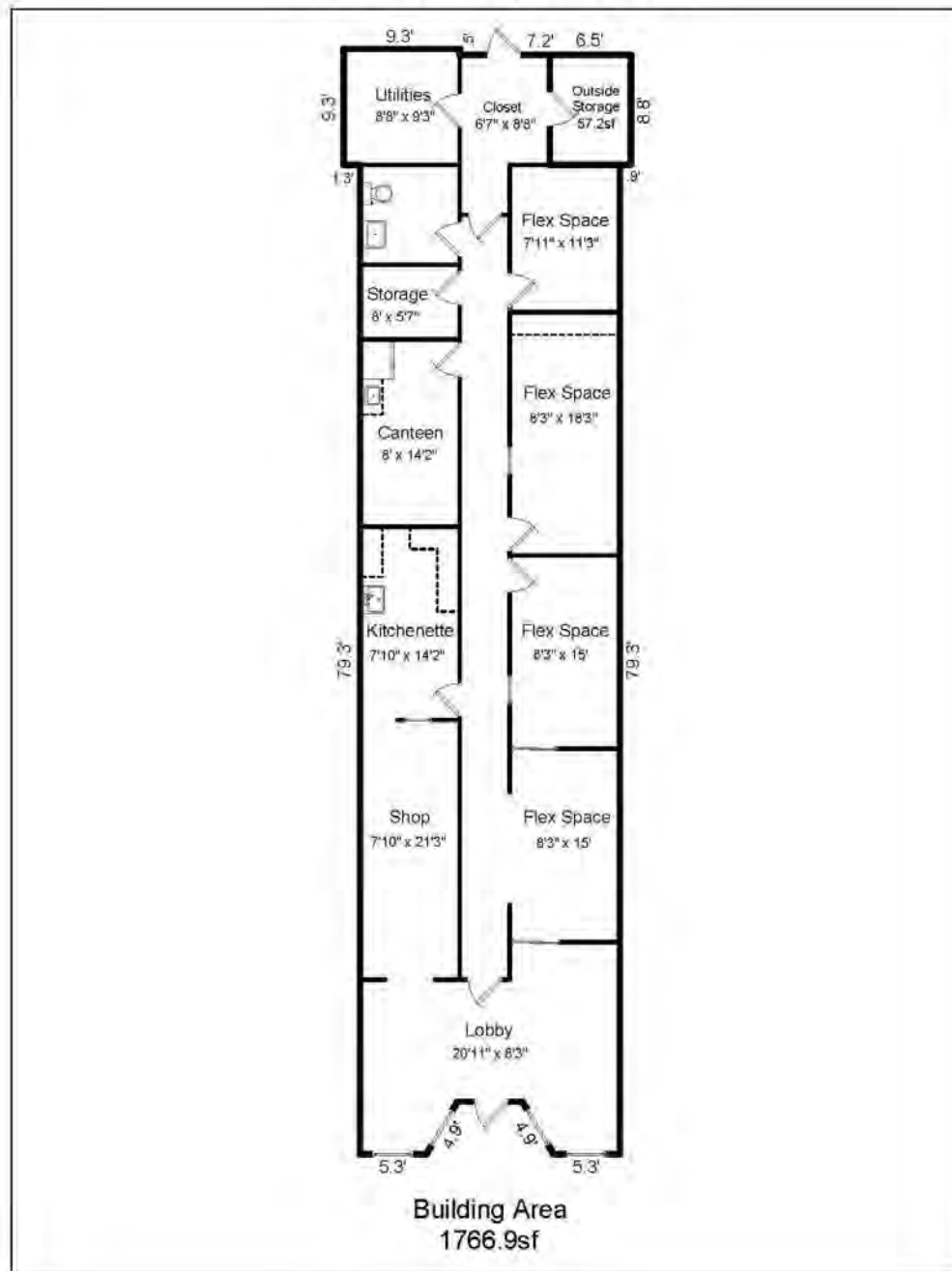
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FLOORPLAN

108 E Main Ave Gastonia, NC 28052

108 E Main Avenue (1766.9 sf HLA)



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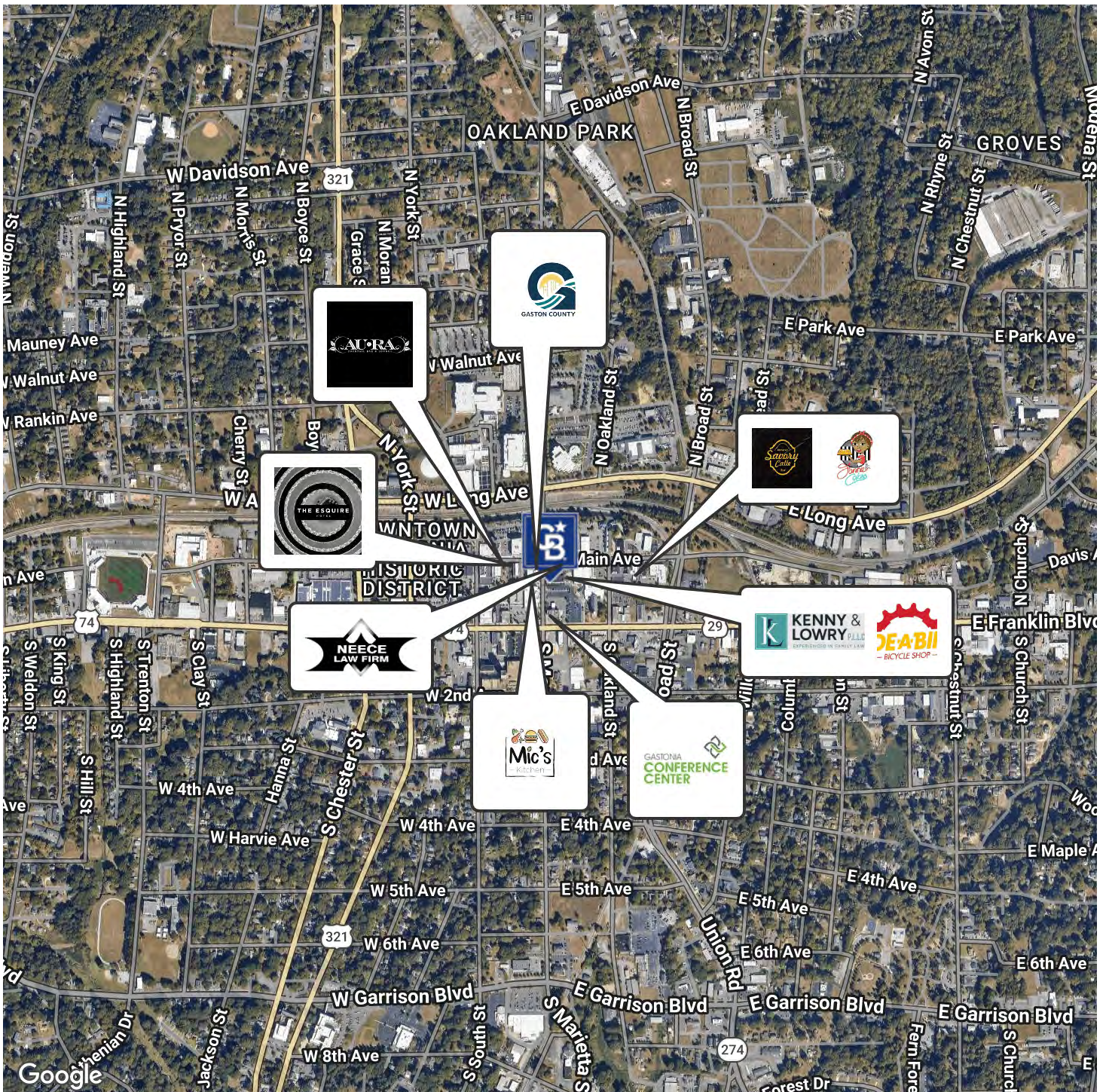


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RETAILER MAP

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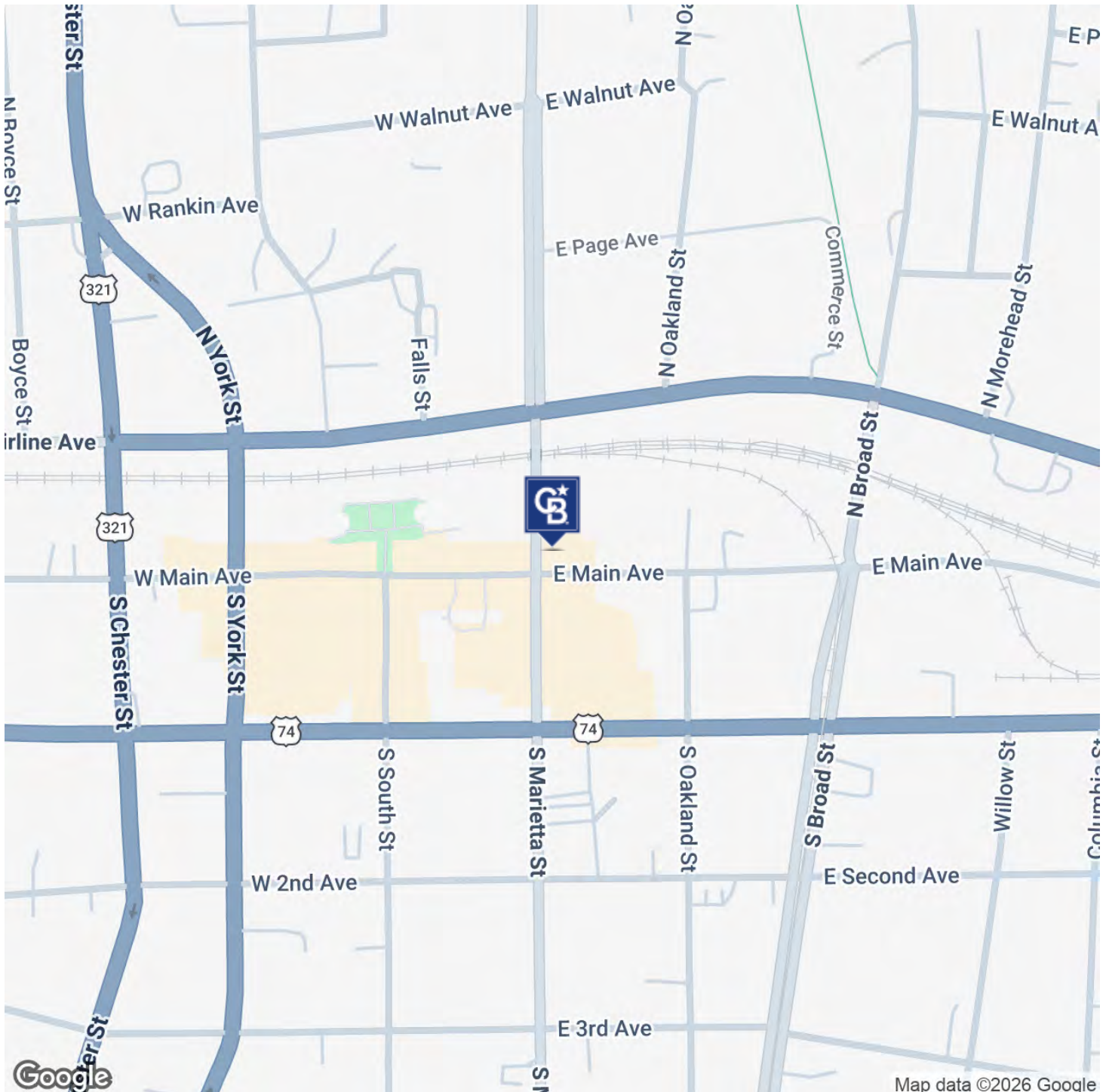


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LOCATION MAP

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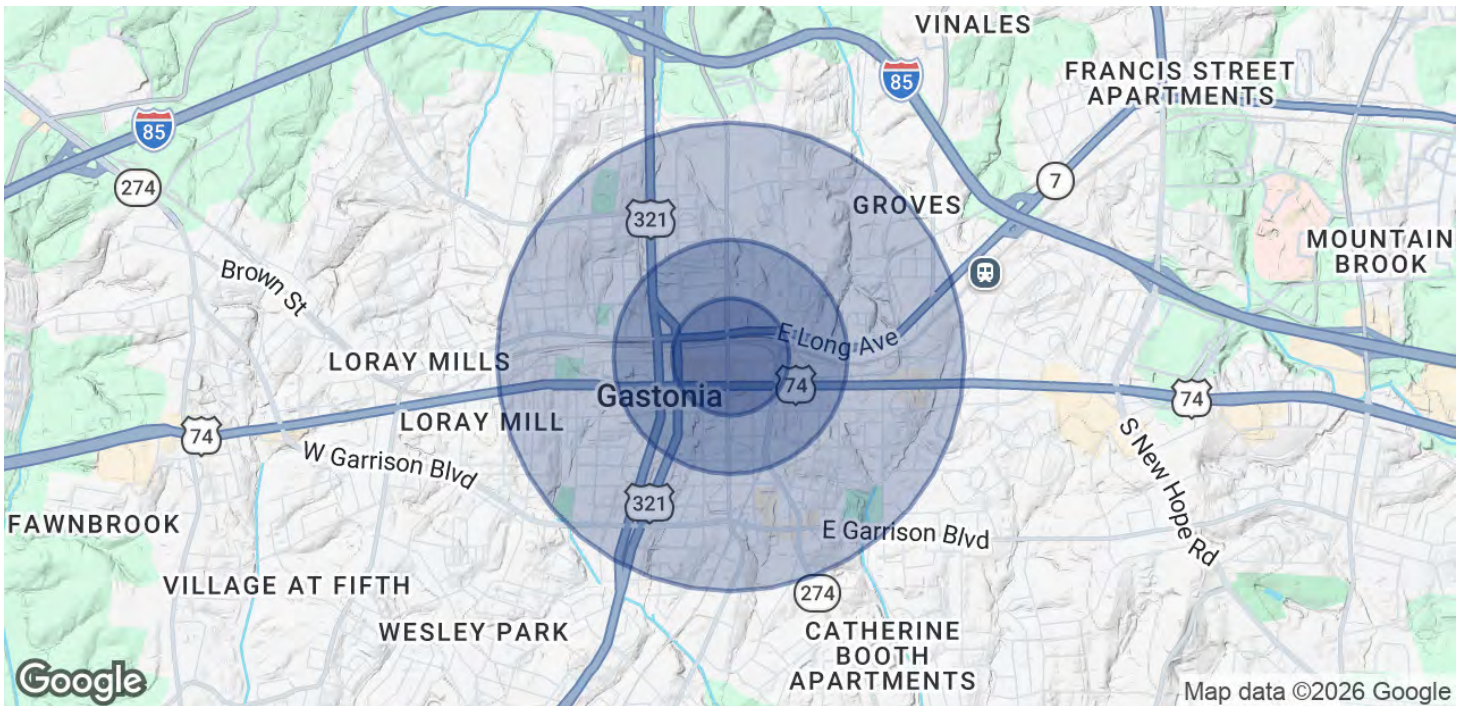


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DEMOGRAPHICS MAP

108 E Main Ave Gastonia, NC 28052



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	221	1,287	7,010
Average Age	38.9	43.6	38
Average Age (Male)	41.2	43.8	36.7
Average Age (Female)	36.8	45.6	40.5

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	88	566	2,927
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$40,137	\$50,100	\$54,858
Average House Value	\$121,121	\$191,421	\$179,170

2023 American Community Survey (ACS)

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