

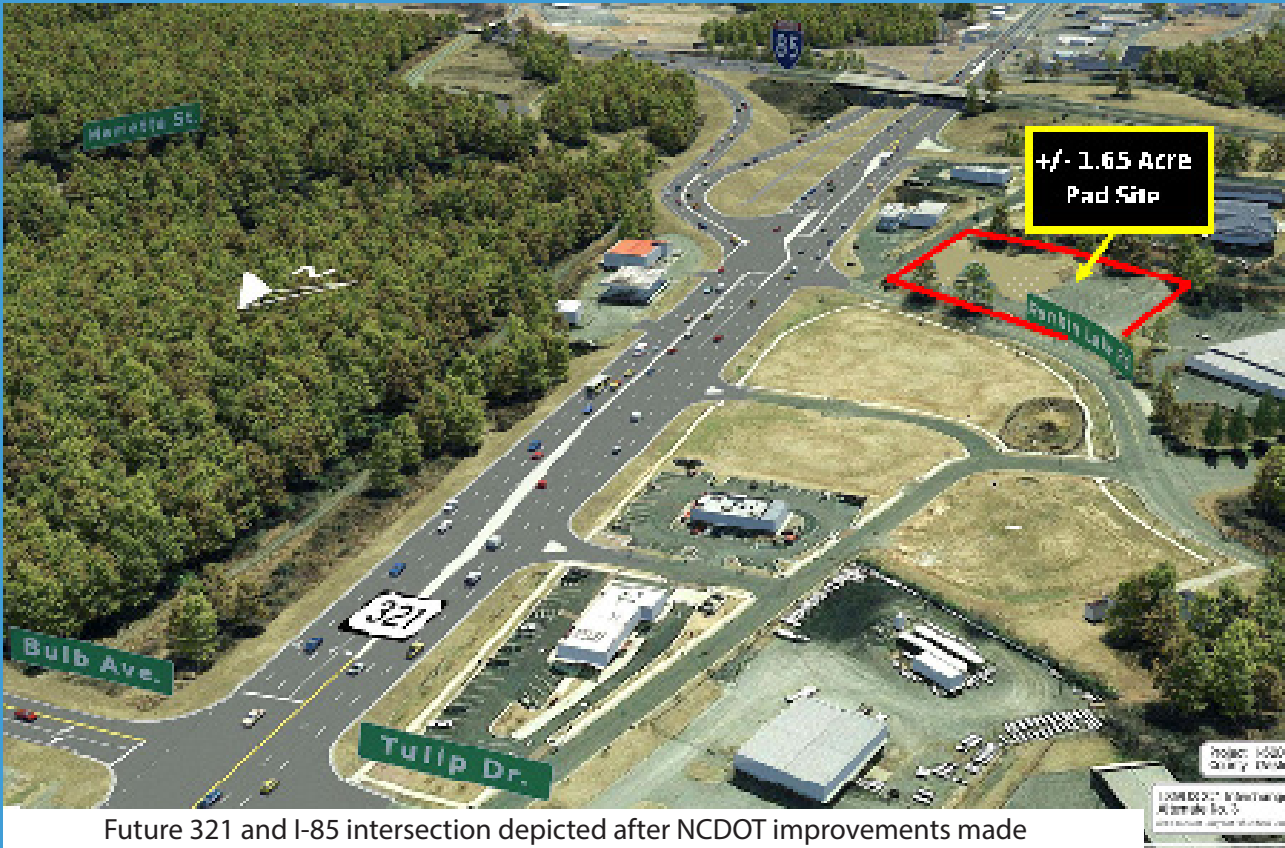
PAD SITE FOR SALE OR LEASE

1545 RANKIN LAKE ROAD GASTONIA, NC 28052

±1.65 ACRES
FOR SALE OR LEASE

NS New South
Properties
OF THE CAROLINAS, LLC

± 1.65 ACRE PAD SITE AVAILABLE

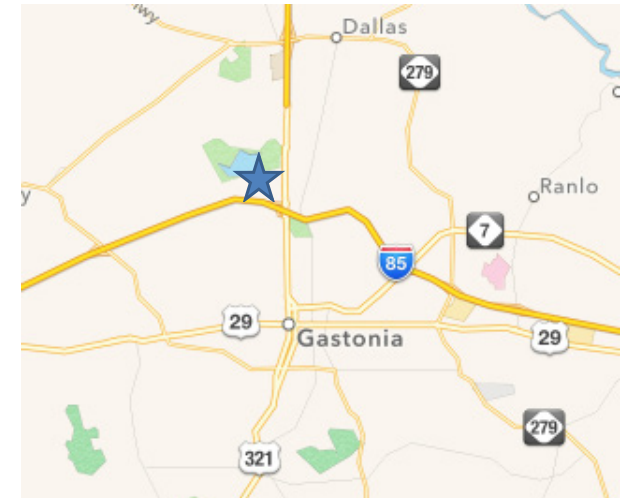


Future 321 and I-85 intersection depicted after NCDOT improvements made

DESCRIPTION

Located near the intersection of Hwy. 321 and I-85

- ± 1.65 Acres for Sale or Ground Lease
- Sale Price: \$775,000
- Ground Lease: \$78,000/year
- Zoned C-3
- Dedicated Monument Sign facing Hwy. 321



DEMOGRAPHICS

POPULATION	3 Miles: 37,898	5 Miles: 84,319	7 Miles: 131,195
AVG. H.H. INCOME	3 Miles: \$42,669	5 Miles: \$49,525	7 Miles: \$54,424
DAYTIME POPULATION	3 Miles: 29,205	5 Miles: 49,962	7 Miles: 56,309

TRAFFIC COUNTS

Hwy. 321 at Rankin Lake Rd: 38,929 VPD
I-85 at Hwy. 321: 87,086 VPD

BROKER CONTACT

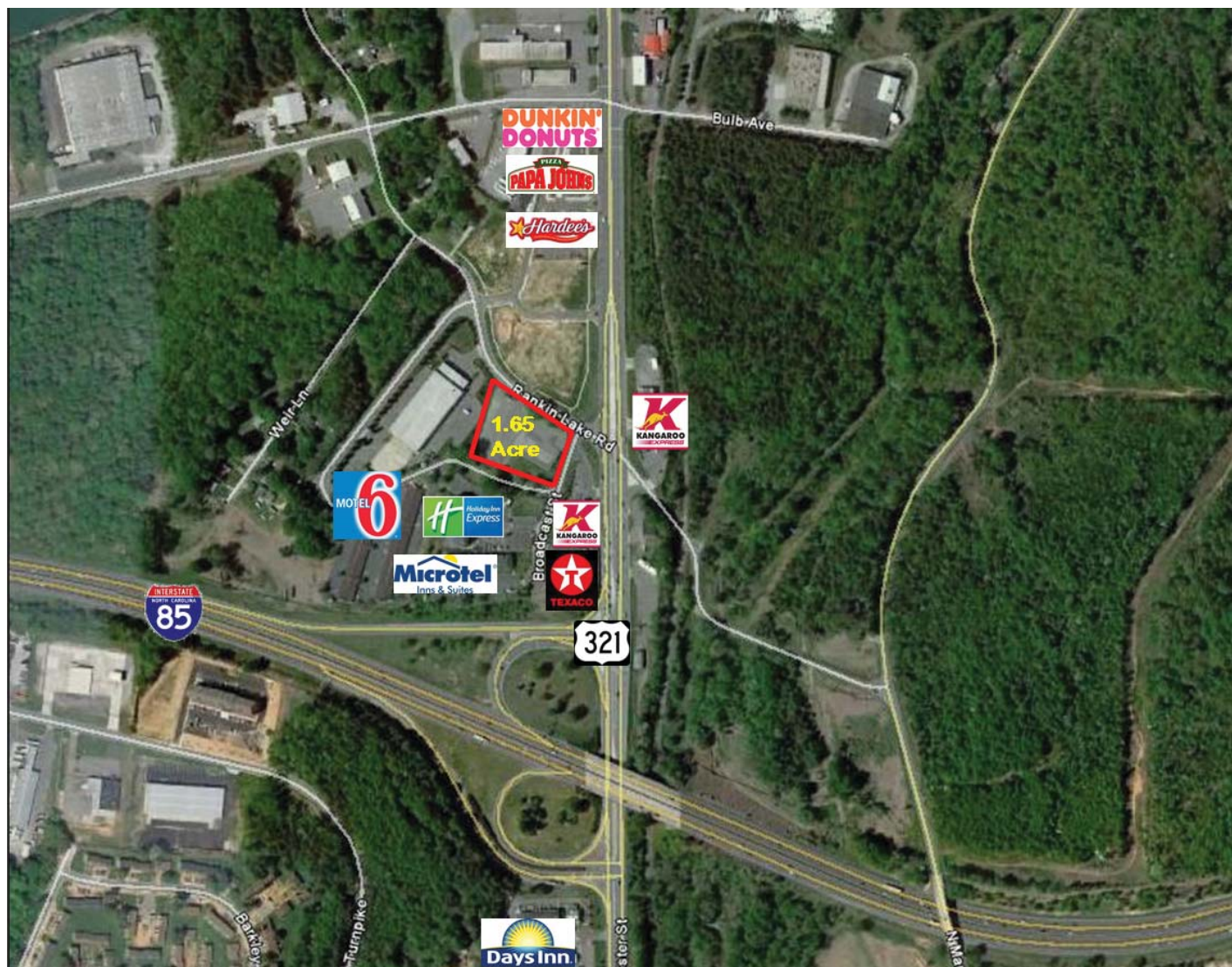
DOWELL FINCH
P 704 927 2889
dfinch@newsouthprop.com

NEWSOUTHPROP.COM

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BROKER CONTACT DOWELL FINCH | P 704 927 2889 | dfinch@newsouthprop.com



EXPANDED PROFILE

2000-2010 Census, 2014 Estimates with 2019 Projections

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Lat/Lon: 35.2870/-81.1890

RF5

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Population

	3 mi radius	5 mi radius	7 mi radius
Estimated Population (2014)	37,898	84,319	131,195
Projected Population (2019)	40,033	89,158	138,787
Census Population (2010)	36,388	80,899	125,834
Census Population (2000)	36,970	77,644	118,529
Projected Annual Growth (2014 to 2019)	2,135 1.1%	4,840 1.1%	7,593 1.2%
Historical Annual Growth (2010 to 2014)	1,510 1.0%	3,420 1.1%	5,361 1.1%
Historical Annual Growth (2000 to 2010)	-582 -0.2%	3,254 0.4%	7,305 0.6%
Estimated Population Density (2014)	1,341 <i>psm</i>	1,074 <i>psm</i>	853 <i>psm</i>
Trade Area Size	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>	153.88 <i>sq mi</i>

Households

Estimated Households (2014)	14,462	32,841	50,805
Projected Households (2019)	15,174	34,458	53,310
Census Households (2010)	13,883	31,522	48,767
Census Households (2000)	14,475	30,642	46,219
Estimated Households with Children (2014)	4,926 34.1%	11,211 34.1%	17,649 34.7%
Estimated Average Household Size (2014)	2.51	2.51	2.54

Average Household Income

Estimated Average Household Income (2014)	\$42,669	\$49,525	\$54,424
Projected Average Household Income (2019)	\$46,397	\$53,784	\$59,116
Estimated Average Family Income (2014)	\$50,116	\$57,508	\$62,923

Median Household Income

Estimated Median Household Income (2014)	\$35,056	\$40,403	\$44,348
Projected Median Household Income (2019)	\$38,182	\$43,887	\$48,166
Estimated Median Family Income (2014)	\$41,533	\$47,897	\$52,549

Per Capita Income

Estimated Per Capita Income (2014)	\$16,739	\$19,543	\$21,245
Projected Per Capita Income (2019)	\$18,051	\$21,045	\$22,879
Estimated Per Capita income 5 Year Growth	\$1,312 7.8%	\$1,502 7.7%	\$1,634 7.7%
Estimated Average Household Net Worth (2014)	\$285,389	\$318,248	\$343,614

Daytime Demos (2014)

Total Businesses	2,623	4,405	5,561
Total Employees	29,205	46,962	56,309
Company Headquarter Businesses	6 0.2%	9 0.2%	11 0.2%
Company Headquarter Employees	192 0.7%	378 0.8%	722 1.3%
Employee Population per Business	11.1	10.7	10.1
Residential Population per Business	14.4	19.1	23.6

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RF5

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Race & Ethnicity

	3 mi radius		5 mi radius		7 mi radius	
White (2014)	22,785	60.1%	55,585	65.9%	95,078	72.5%
Black or African American (2014)	12,164	32.1%	21,648	25.7%	26,221	20.0%
American Indian or Alaska Native (2014)	181	0.5%	377	0.4%	580	0.4%
Asian (2014)	172	0.5%	779	0.9%	1,319	1.0%
Hawaiian or Pacific Islander (2014)	9	-	20	-	29	-
Other Race (2014)	1,640	4.3%	4,071	4.8%	5,298	4.0%
Two or More Races (2014)	947	2.5%	1,839	2.2%	2,670	2.0%
Not Hispanic or Latino Population (2014)	34,725	91.6%	76,295	90.5%	120,625	91.9%
Hispanic or Latino Population (2014)	3,173	8.4%	8,024	9.5%	10,570	8.1%
Not Hispanic or Latino Population (2019)	36,403	90.9%	79,969	89.7%	126,680	91.3%
Hispanic or Latino Population (2019)	3,630	9.1%	9,190	10.3%	12,107	8.7%
Not Hispanic or Latino Population (2010)	33,531	92.1%	73,680	91.1%	116,326	92.4%
Hispanic or Latino Population (2010)	2,858	7.9%	7,219	8.9%	9,508	7.6%
Not Hispanic or Latino Population (2000)	35,347	95.6%	74,029	95.3%	114,076	96.2%
Hispanic or Latino Population (2000)	1,624	4.4%	3,615	4.7%	4,453	3.8%
Projected Hispanic Annual Growth (2014 to 2019)	458	2.9%	1,166	2.9%	1,538	2.9%
Historic Hispanic Annual Growth (2000 to 2014)	1,549	6.8%	4,409	8.7%	6,116	9.8%

Age Distribution (2014)

Age Under 5	2,730	7.2%	5,853	6.9%	8,596	6.6%
Age 5 to 9 Years	2,451	6.5%	5,413	6.4%	8,447	6.4%
Age 10 to 14 Years	2,376	6.3%	5,464	6.5%	8,741	6.7%
Age 15 to 19 Years	2,506	6.6%	5,468	6.5%	8,589	6.5%
Age 20 to 24 Years	2,767	7.3%	5,855	6.9%	8,599	6.6%
Age 25 to 29 Years	2,494	6.6%	5,451	6.5%	8,033	6.1%
Age 30 to 34 Years	2,339	6.2%	5,242	6.2%	8,029	6.1%
Age 35 to 39 Years	2,319	6.1%	5,120	6.1%	8,120	6.2%
Age 40 to 44 Years	2,574	6.8%	5,690	6.7%	9,132	7.0%
Age 45 to 49 Years	2,616	6.9%	5,711	6.8%	9,389	7.2%
Age 50 to 54 Years	2,511	6.6%	5,634	6.7%	9,277	7.1%
Age 55 to 59 Years	2,467	6.5%	5,437	6.4%	8,768	6.7%
Age 60 to 64 Years	2,030	5.4%	4,772	5.7%	7,799	5.9%
Age 65 to 74 Years	3,054	8.1%	7,116	8.4%	11,295	8.6%
Age 75 to 84 Years	1,843	4.9%	4,202	5.0%	6,005	4.6%
Age 85 Years or Over	820	2.2%	1,892	2.2%	2,376	1.8%
Median Age	37.0		37.7		38.2	

Gender Age Distribution (2014)

Female Population	19,755	52.1%	44,244	52.5%	68,199	52.0%
Age 0 to 19 Years	4,873	24.7%	10,858	24.5%	16,832	24.7%
Age 20 to 64 Years	11,364	57.5%	25,384	57.4%	39,774	58.3%
Age 65 Years or Over	3,518	17.8%	8,003	18.1%	11,594	17.0%
Female Median Age	39.1		39.5		39.7	
Male Population	18,143	47.9%	40,075	47.5%	62,996	48.0%
Age 0 to 19 Years	5,189	28.6%	11,340	28.3%	17,542	27.8%
Age 20 to 64 Years	10,754	59.3%	23,529	58.7%	37,372	59.3%
Age 65 Years or Over	2,200	12.1%	5,206	13.0%	8,081	12.8%
Male Median Age	34.8		35.7		36.6	

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RF5

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3 mi radius

5 mi radius

7 mi radius

Household Income Distribution (2014)

HH Income \$200,000 or More	126	0.9%	434	1.3%	976	1.9%
HH Income \$150,000 to \$199,999	185	1.3%	611	1.9%	1,183	2.3%
HH Income \$100,000 to \$149,999	802	5.5%	2,249	6.8%	3,992	7.9%
HH Income \$75,000 to \$99,999	1,113	7.7%	3,081	9.4%	5,365	10.6%
HH Income \$50,000 to \$74,999	2,357	16.3%	6,108	18.6%	9,599	18.9%
HH Income \$35,000 to \$49,999	2,228	15.4%	5,013	15.3%	7,853	15.5%
HH Income \$25,000 to \$34,999	2,067	14.3%	4,627	14.1%	6,631	13.1%
HH Income \$15,000 to \$24,999	2,694	18.6%	5,188	15.8%	7,395	14.6%
HH Income Under \$15,000	2,890	20.0%	5,532	16.8%	7,814	15.4%
HH Income \$35,000 or More	6,811	47.1%	17,495	53.3%	28,966	57.0%
HH Income \$75,000 or More	2,226	15.4%	6,375	19.4%	11,515	22.7%

Housing (2014)

Total Housing Units	16,190		35,939		55,211	
Housing Units Occupied	14,462	89.3%	32,841	91.4%	50,805	92.0%
Housing Units Owner-Occupied	7,427	51.4%	18,492	56.3%	31,965	62.9%
Housing Units, Renter-Occupied	7,035	48.6%	14,348	43.7%	18,840	37.1%
Housing Units, Vacant	1,728	10.7%	3,099	8.6%	4,405	8.0%

Marital Status (2014)

Never Married	10,674	35.2%	21,553	31.9%	31,052	29.5%
Currently Married	10,329	34.0%	27,268	40.3%	47,050	44.6%
Separated	2,162	7.1%	4,359	6.4%	6,362	6.0%
Widowed	2,686	8.9%	5,481	8.1%	7,754	7.4%
Divorced	4,491	14.8%	8,928	13.2%	13,192	12.5%

Household Type (2014)

Population Family	28,740	75.8%	66,260	78.6%	106,168	80.9%
Population Non-Family	7,579	20.0%	16,033	19.0%	22,905	17.5%
Population Group Quarters	1,579	4.2%	2,026	2.4%	2,121	1.6%
Family Households	9,319	64.4%	21,750	66.2%	35,053	69.0%
Non-Family Households	5,143	35.6%	11,090	33.8%	15,753	31.0%
Married Couple with Children	2,090	20.2%	5,605	20.6%	9,911	21.1%
Average Family Household Size	3.1		3.0		3.0	

Household Size (2014)

1 Person Households	4,215	29.1%	9,192	28.0%	13,014	25.6%
2 Person Households	4,518	31.2%	10,627	32.4%	17,058	33.6%
3 Person Households	2,556	17.7%	5,736	17.5%	9,125	18.0%
4 Person Households	1,692	11.7%	4,112	12.5%	6,772	13.3%
5 Person Households	844	5.8%	1,882	5.7%	2,969	5.8%
6 or More Person Households	637	4.4%	1,292	3.9%	1,867	3.7%

Household Vehicles (2014)

Households with 0 Vehicles Available	1,524	10.5%	2,933	8.9%	3,481	6.9%
Households with 1 Vehicles Available	6,267	43.3%	12,811	39.0%	18,326	36.1%
Households with 2 or More Vehicles Available	6,670	46.1%	17,097	52.1%	28,998	57.1%
Total Vehicles Available	22,850		55,181		90,960	
Average Vehicles Per Household	1.6		1.7		1.8	

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RF5

1545 Rankin Lake Rd

Gastonia, NC 28052

3 mi radius

5 mi radius

7 mi radius

Labor Force (2014)

Estimated Labor Population Age 16 Years or Over	28,364		64,594		101,695	
Estimated Civilian Employed	15,633	55.1%	36,765	56.9%	59,405	58.4%
Estimated Civilian Unemployed	1,441	5.1%	3,011	4.7%	4,591	4.5%
Estimated in Armed Forces	-	-	3	-	11	-
Estimated Not in Labor Force	11,289	39.8%	24,814	38.4%	37,688	37.1%
Unemployment Rate	5.1%		4.7%		4.5%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	13,548		31,913		51,143	
Management, Business, Financial Operations	1,355	10.0%	3,534	11.1%	5,844	11.4%
Professional, Related	2,447	18.1%	6,134	19.2%	10,135	19.8%
Service	2,652	19.6%	5,530	17.3%	8,525	16.7%
Sales, Office	2,951	21.8%	7,769	24.3%	12,658	24.7%
Farming, Fishing, Forestry	22	0.2%	53	0.2%	84	0.2%
Construct, Extraction, Maintenance	1,340	9.9%	3,027	9.5%	4,809	9.4%
Production, Transport Material Moving	2,782	20.5%	5,866	18.4%	9,088	17.8%
White Collar Workers	49.8%		54.6%		56.0%	
Blue Collar Workers	50.2%		45.4%		44.0%	

Consumer Expenditure (2014)

Total Household Expenditure	\$569 M		\$1.42 B		\$2.34 B	
Total Non-Retail Expenditure	\$325 M	57.1%	\$814 M	57.2%	\$1.34 B	57.3%
Total Retail Expenditure	\$244 M	42.9%	\$608 M	42.8%	\$997 M	42.7%
Apparel	\$27.2 M	4.8%	\$68.0 M	4.8%	\$112 M	4.8%
Contributions	\$19.2 M	3.4%	\$49.3 M	3.5%	\$83.1 M	3.6%
Education	\$12.5 M	2.2%	\$31.8 M	2.2%	\$53.1 M	2.3%
Entertainment	\$31.3 M	5.5%	\$78.5 M	5.5%	\$130 M	5.5%
Food and Beverages	\$90.2 M	15.8%	\$223 M	15.7%	\$364 M	15.6%
Furnishings and Equipment	\$23.6 M	4.1%	\$59.9 M	4.2%	\$99.7 M	4.3%
Gifts	\$14.1 M	2.5%	\$35.7 M	2.5%	\$59.7 M	2.6%
Health Care	\$37.1 M	6.5%	\$90.9 M	6.4%	\$148 M	6.3%
Household Operations	\$19.0 M	3.3%	\$48.3 M	3.4%	\$80.7 M	3.5%
Miscellaneous Expenses	\$9.83 M	1.7%	\$24.3 M	1.7%	\$39.6 M	1.7%
Personal Care	\$8.34 M	1.5%	\$20.7 M	1.5%	\$34.0 M	1.5%
Personal Insurance	\$5.40 M	0.9%	\$13.8 M	1.0%	\$23.1 M	1.0%
Reading	\$1.86 M	0.3%	\$4.66 M	0.3%	\$7.65 M	0.3%
Shelter	\$109 M	19.1%	\$273 M	19.2%	\$449 M	19.2%
Tobacco	\$4.25 M	0.7%	\$10.2 M	0.7%	\$16.3 M	0.7%
Transportation	\$114 M	20.0%	\$286 M	20.1%	\$470 M	20.1%
Utilities	\$42.4 M	7.4%	\$104 M	7.3%	\$168 M	7.2%

Educational Attainment (2014)

Adult Population Age 25 Years or Over	23,769		54,553		86,419	
Elementary (Grade Level 0 to 8)	2,534	10.7%	5,060	9.3%	7,022	8.1%
Some High School (Grade Level 9 to 11)	3,500	14.7%	6,880	12.6%	10,313	11.9%
High School Graduate	7,419	31.2%	16,575	30.4%	26,563	30.7%
Some College	5,645	23.7%	13,015	23.9%	20,218	23.4%
Associate Degree Only	1,924	8.1%	4,683	8.6%	7,738	9.0%
Bachelor Degree Only	1,923	8.1%	5,750	10.5%	10,092	11.7%
Graduate Degree	824	3.5%	2,590	4.7%	4,474	5.2%

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Units In Structure (2010)

	3 mi radius		5 mi radius		7 mi radius	
1 Detached Unit	9,859	71.0%	21,877	69.4%	34,896	71.6%
1 Attached Unit	456	3.3%	1,018	3.2%	1,420	2.9%
2 to 4 Units	945	6.8%	1,897	6.0%	2,303	4.7%
5 to 9 Units	819	5.9%	1,811	5.7%	2,446	5.0%
10 to 19 Units	555	4.0%	1,619	5.1%	1,982	4.1%
20 to 49 Units	148	1.1%	396	1.3%	559	1.1%
50 or More Units	197	1.4%	728	2.3%	806	1.7%
Mobile Home or Trailer	898	6.5%	2,167	6.9%	4,316	8.8%
Other Structure	5	-	10	-	39	0.1%

Homes Built By Year (2010)

Homes Built 2005 or later	1,028	7.4%	2,546	8.1%	3,936	8.1%
Homes Built 2000 to 2004	864	6.2%	2,401	7.6%	4,107	8.4%
Homes Built 1990 to 1999	1,787	12.9%	4,919	15.6%	8,423	17.3%
Homes Built 1980 to 1989	1,695	12.2%	4,122	13.1%	7,279	14.9%
Homes Built 1970 to 1979	2,042	14.7%	5,187	16.5%	8,138	16.7%
Homes Built 1960 to 1969	1,920	13.8%	4,329	13.7%	6,063	12.4%
Homes Built 1950 to 1959	2,348	16.9%	3,892	12.3%	5,158	10.6%
Homes Built Before 1949	2,199	15.8%	4,125	13.1%	5,664	11.6%

Home Values (2010)

Home Values \$1,000,000 or More	64	0.9%	104	0.6%	143	0.5%
Home Values \$500,000 to \$999,999	103	1.5%	243	1.4%	497	1.6%
Home Values \$400,000 to \$499,999	66	0.9%	264	1.5%	473	1.6%
Home Values \$300,000 to \$399,999	156	2.2%	468	2.7%	1,167	3.8%
Home Values \$200,000 to \$299,999	533	7.6%	1,735	9.9%	3,822	12.5%
Home Values \$150,000 to \$199,999	1,058	15.0%	3,127	17.8%	5,288	17.4%
Home Values \$100,000 to \$149,999	1,679	23.8%	4,469	25.4%	7,589	24.9%
Home Values \$70,000 to \$99,999	1,712	24.3%	3,806	21.6%	6,153	20.2%
Home Values \$50,000 to \$69,999	975	13.8%	1,778	10.1%	2,482	8.1%
Home Values \$25,000 to \$49,999	445	6.3%	884	5.0%	1,346	4.4%
Home Values Under \$25,000	268	3.8%	723	4.1%	1,514	5.0%
Owner-Occupied Median Home Value	\$105,051		\$118,879		\$128,253	
Renter-Occupied Median Rent	\$498		\$517		\$522	

Transportation To Work (2010)

Drive to Work Alone	11,032	83.1%	26,068	83.4%	42,362	84.7%
Drive to Work in Carpool	1,274	9.6%	3,151	10.1%	4,688	9.4%
Travel to Work by Public Transportation	194	1.5%	311	1.0%	462	0.9%
Drive to Work on Motorcycle	21	0.2%	49	0.2%	83	0.2%
Walk or Bicycle to Work	221	1.7%	377	1.2%	490	1.0%
Other Means	231	1.7%	497	1.6%	734	1.5%
Work at Home	303	2.3%	805	2.6%	1,224	2.4%

Travel Time (2010)

Travel to Work in 14 Minutes or Less	4,218	32.5%	8,808	28.9%	12,639	25.9%
Travel to Work in 15 to 29 Minutes	4,918	37.9%	11,546	37.9%	19,265	39.5%
Travel to Work in 30 to 59 Minutes	3,286	25.3%	8,798	28.9%	14,773	30.3%
Travel to Work in 60 Minutes or More	552	4.3%	1,301	4.3%	2,143	4.4%
Average Minutes Travel to Work	19.2		20.8		21.6	

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