



MEDICAL SPACE | FOR SALE

3609 Robinwood Road | Gastonia

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BOB CLAY, CCIM

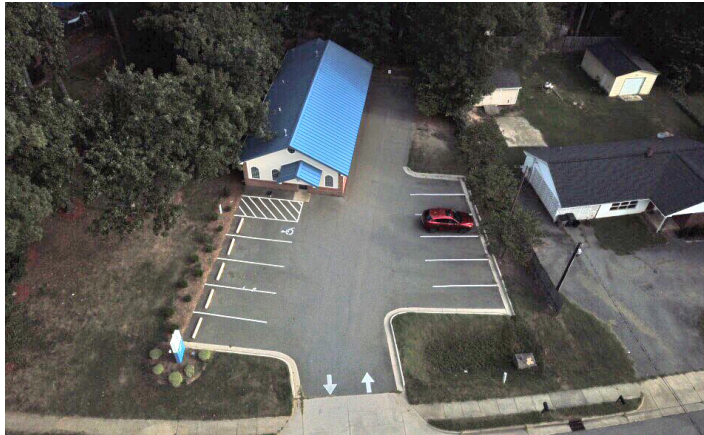
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Originally constructed as an Urgent Care, this property is very well-suited for anyone in the medical field.



PROPERTY INFORMATION

SF

1,960 SF*

FEATURES

- Well located on Robinwood Rd.
- Enough space to house multiple healthcare practitioners
- Plenty of surface parking
- Originally constructed as an Urgent Care facility

LIST PRICE

\$397,000

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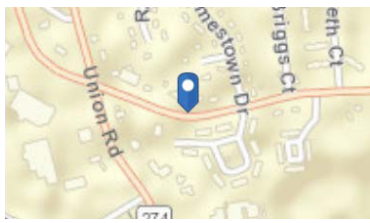
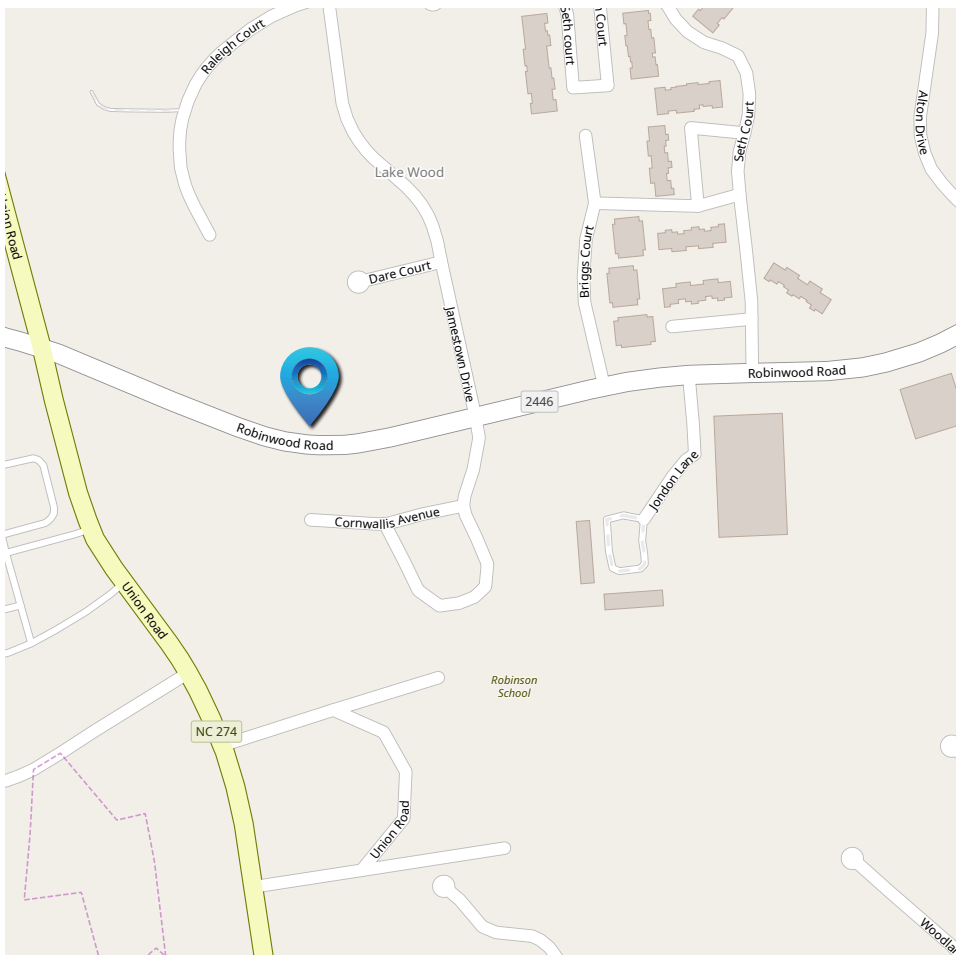
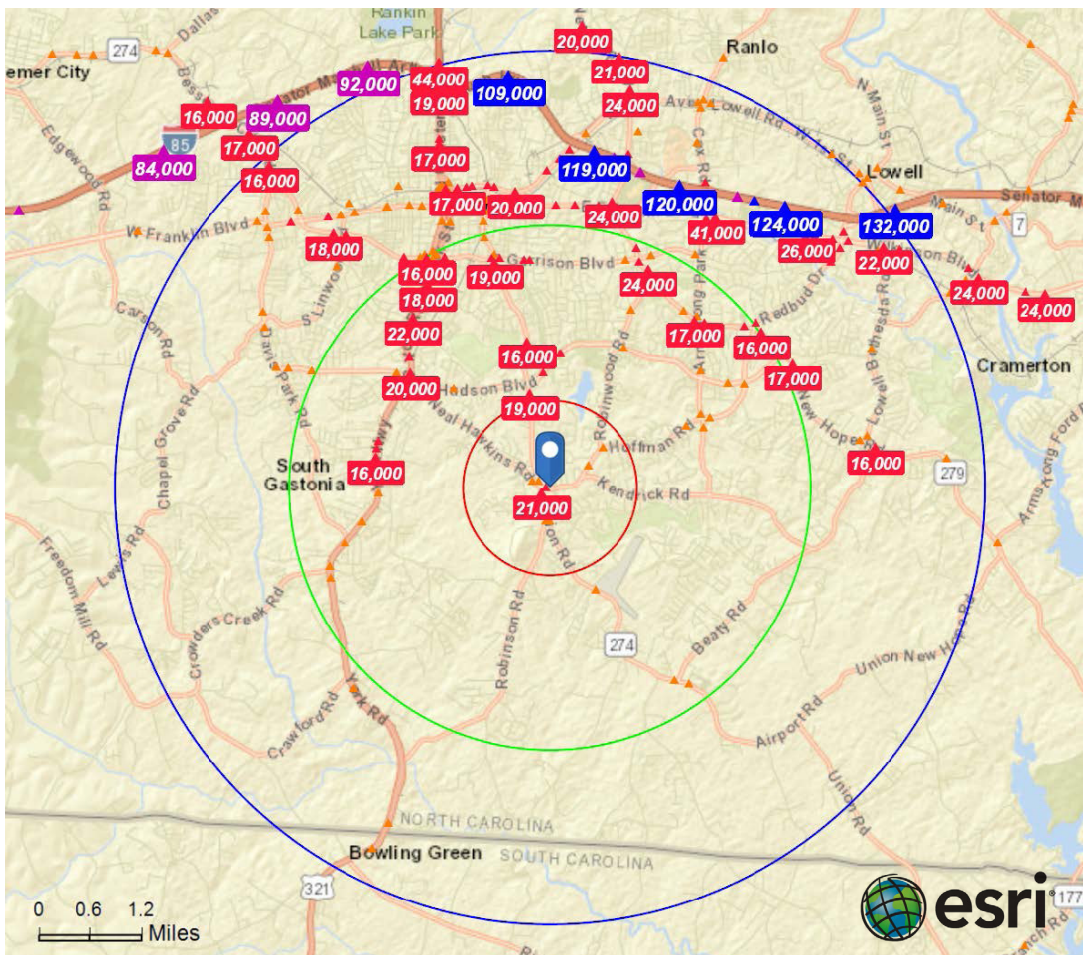


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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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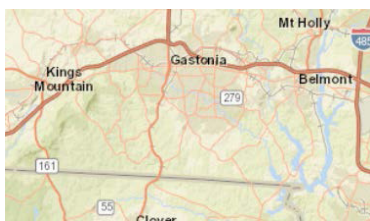
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TRAFFIC COUNT MAP

Average Daily Traffic Volume
1,3 & 5 Mile Radii

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2019 Total Population	4,462	45,508	92,057
2024 Population	4,691	47,729	95,266
2019 Adult Population	3,595	34,925	70,616
2024 Adult Population	3,836	37,041	73,717
2019 % Female Population	52.5%	52.84%	52.25%
2024 % Female Population	52.44%	52.68%	52.05%
2019 % Male Population	47.5%	47.16%	47.75%
2024 % Male Population	47.56%	47.32%	47.95%

AGE

	1 MILE	3 MILES	5 MILES
Median Age, Total	46.49	39.71	39.14
% Age 18+	80.57%	76.74%	76.71%
% Age 55+	35.83%	29.34%	28.39%
% Age 65+	20.43% 1	6.34%	15.66%

ETHNICITY 2019

	1 MILE	3 MILES	5 MILES
% White (Not Hispanic/Latino)	79.2%	70.02%	67.81%
% Black/African American (Not Hispanic/Latino)	15.72%	24.61%	27.4%
% American Indian & Alaska Native (Not Hispanic/Latino)	0.23%	0.34%	0.35%
% Asian (Not Hispanic/Latino)	3.29%	2.46% 1	.82%
% Native Hawaiian / Other Pacific Islander (Not Hispanic/Latino)	0%	0.03%	0.02%
% Some other race (Not Hispanic/Latino)	0.07%	0.16%	0.18%
% Two or more races (Not Hispanic/Latino)	1.49%	2.39%	2.43%
% White, Hispanic/Latino	59.06%	41.07%	37.84%
% Black/African American, Hispanic/Latino	4.27%	3.21%	4.35%
% American Indian & Alaska Native, Hispanic/Latino	1.39%	1.64%	1.31%
% Asian, Hispanic/Latino	0%	0.58%	0.32%
% Native Hawaiian / Other Pacific Islander, Hispanic/Latino	0.05%	0.1%	0.17%
% Some other race, Hispanic/Latino	32.02%	46.21%	49.67%
% Two or more races, Hispanic/Latino	3.2%	7.19%	6.34%

ETHNICITY 2024

	1 MILE	3 MILES	5 MILES
% White (Not Hispanic/Latino)	77.87%	68.57%	66.46%
% Black/African American (Not Hispanic/Latino)	16.45%	25.34%	28.11%
% American Indian & Alaska Native (Not Hispanic/Latino)	0.23%	0.34%	0.35%
% Asian (Not Hispanic/Latino)	3.6%	2.76%	2.06%
% Native Hawaiian / Other Pacific Islander (Not Hispanic/Latino)	0%	0.03%	0.02%
% Some other race (Not Hispanic/Latino)	0.07%	0.16%	0.18%
% Two or more races (Not Hispanic/Latino)	1.78%	2.81%	2.84%
% White, Hispanic/Latino	59.12%	40.97%	37.71%
% Black/African American, Hispanic/Latino	4.28%	3.16%	4.33%
% American Indian & Alaska Native, Hispanic/Latino	1.21%	1.57%	1.24%
% Asian (Five Year Projection, Hispanic/Latino)	0%	0.58%	0.32%
% Native Hawaiian / Other Pacific Islander, Hispanic/Latino	0.05%	0.08%	0.15%
% Some other race, Hispanic/Latino	32.17%	46.07%	49.61%
% Two or more races, Hispanic/Latino	3.18%	7.56%	6.63%

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HOUSING & HOUSEHOLDS	1-MILE	3-MILES	5-MILES
Land Area (Estimated Square Miles)	3.29	30.01	77.85
Total Housing Units (Current Year)	1,980	19,628	39,126
Total Households (Current Year)	1,804	18,020	35,299
Total Households (Five Year Projection)	1,918	18,988	36,736
Owner-Occupied: Owned with a mortgage or loan	792	7,199	13,705
Owner-Occupied: Owned free and clear	365	3,223	6,674
Renter-Occupied	647	7,598	14,920
HOUSING VALUE 2019			
Housing Value < \$10,000	13	100	215
Housing Value \$10,000-\$14,999	15	122	242
Housing Value \$15,000-\$19,999	5	39	133
Housing Value \$20,000-\$24,999	8	63	165
Housing Value \$25,000-\$29,999	4	51	156
Housing Value \$30,000-\$34,999	5	93	273
Housing Value \$35,000-\$39,999	7	111	285
Housing Value \$40,000-\$49,999	13	158	470
Housing Value \$50,000-\$59,999	15	235	717
Housing Value \$60,000-\$69,999	10	232	672
Housing Value \$70,000-\$79,999	9	353	851
Housing Value \$80,000-\$89,999	35	488	1,021
Housing Value \$90,000-\$99,999	37	585	1,274
Housing Value \$100,000-\$124,999	80	995	1,898
Housing Value \$125,000-\$149,999	104	1,057	2,008
Housing Value \$150,000-\$174,999	134	1,249	2,251
Housing Value \$175,000-\$199,999	90	987	1,737
Housing Value \$200,000-\$249,999	159	1,188	2,012
Housing Value \$250,000-\$299,999	121	870	1,497
Housing Value \$300,000-\$399,999	128	671	1,148
Housing Value \$400,000-\$499,999	77	345	590
Housing Value \$500,000-\$749,999	62	305	544
Housing Value \$750,000-\$999,999	20	87	161
Housing Value \$1,000,000 or more	6	36	59
Total Owner-occupied housing units (OOHU)	1,157	10,422	20,379

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DEMOGRAPHICS

INCOME	1-MILE	3-MILES	5-MILES
2019 Per Capita Income	\$39,250	\$28,921	\$25,921
2024 Per Capita Income	\$44,598	\$32,789	\$29,491
2019 Average Household Income	\$97,055	\$72,799	\$66,963
2019 Median Household Income	\$71,216	\$56,163	\$50,753
% HOUSEHOLDS BY INCOME 2019			
% Household Income < \$10,000	4.73%	6.01%	7.64%
% Household Income \$10,000-\$14,999	3.75%	5.06%	6.3%
% Household Income \$15,000-\$19,999	4.73%	5.36%	6.25%
% Household Income \$20,000-\$24,999	2.93%	5.1%	5.55%
% Household Income \$25,000-\$29,999	3.73%	4.86%	4.88%
% Household Income \$30,000-\$34,999	5.21%	5.28%	5.47%
% Household Income \$35,000-\$39,999	3.42%	4.27%	4.1%
% Household Income \$40,000-\$44,999	2.88%	4.74%	4.73%
% Household Income \$45,000-\$49,999	2.93%	4.15%	4.39%
% Household Income \$50,000-\$59,999	6.6%	8.37%	8.8%
% Household Income \$60,000-\$74,999	12.02%	12.31%	11.37%
% Household Income \$75,000-\$99,999	14.3%	13.88%	12.35%
% Household Income \$100,000-\$124,999	10.15%	8.38%	7.48%
% Household Income \$125,000-\$149,999	8.4%	5%	4.24%
% Household Income \$150,000-\$199,999	8.06%	4.2%	3.9%
% Household Income \$200,000-\$249,999	2.01%	1.09%	0.96%
% Household Income \$250,000-\$499,999	2.3%	1.21%	0.98%
% Household Income \$500,000+	1.83%	0.73%	0.6
EDUCATION			
College undergraduate	286	2,340	4,455
Graduate or prof school	54	616	1,088

2016/2017 Demographics provided by Experian through Alteryx

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