



645 COX RD - SUITE B

MULTIFUNCTIONAL OFFICE/RETAIL SPACE
645 COX RD, GASTONIA NC 28054

THE SPACE

Location	645 Cox Rd Gastonia, NC, 28054
County	Gaston
Square Feet	2465
Rent Per SF (Annual)	\$15.00
Lease Type	Modified Gross
Floor	1

Notes Multifunctional office/retail space. Includes two private offices & two bathrooms

HIGHLIGHTS

- Multifunctional office/retail space. Includes two private offices & two bathrooms
- Located adjacent to Caramont Regional Medical Center
- Located a half mile from the Gateway85 Industrial development
- Easy Access from I-85 & Charlotte, located just a third of a mile from the exit



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,396	48,909	111,036



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$60,553	\$73,506	\$78,303



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,289	20,083	44,782

PROPERTY FEATURES

BUILDING SF	17,435
GLA (SF)	17,435
LAND ACRES	1.49
YEAR BUILT	1981
ZONING TYPE	C-2
BUILDING CLASS	B
TOPOGRAPHY	Flat
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	+/- 77
PARKING RATIO	4.53

NEIGHBORING PROPERTIES

NORTH	Caramont Regional Medical Center
WEST	Caramont Regional Medical Center



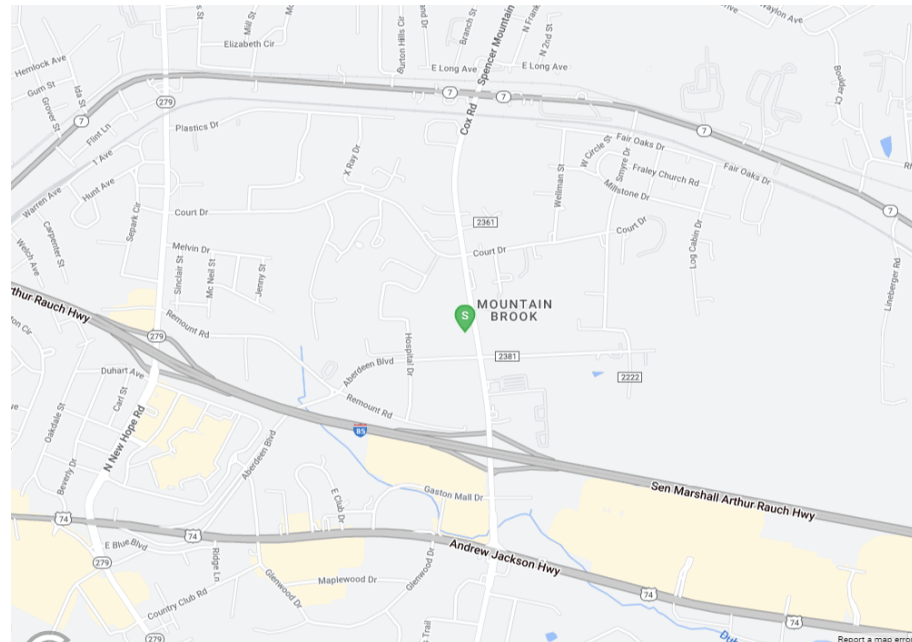
About 635 & 645 Cox Road

- This two building office property is located in the thriving market of Eastern Gastonia, surrounded by similar medical offices and hospitals. The property is a mix of medical office tenants and office tenants creating great synergy with the surrounding medical uses on Cox rd and Aberdeen rd.
- Tenants include:
 - Hearing Healthcare Centers
 - Umanah Healthcare Institute
 - Gaston Adolescent Center
- Located just over 10 miles from the Charlotte Douglas International Airport, under 20 miles from center city Uptown Charlotte, and just over 5 miles from Belmont.

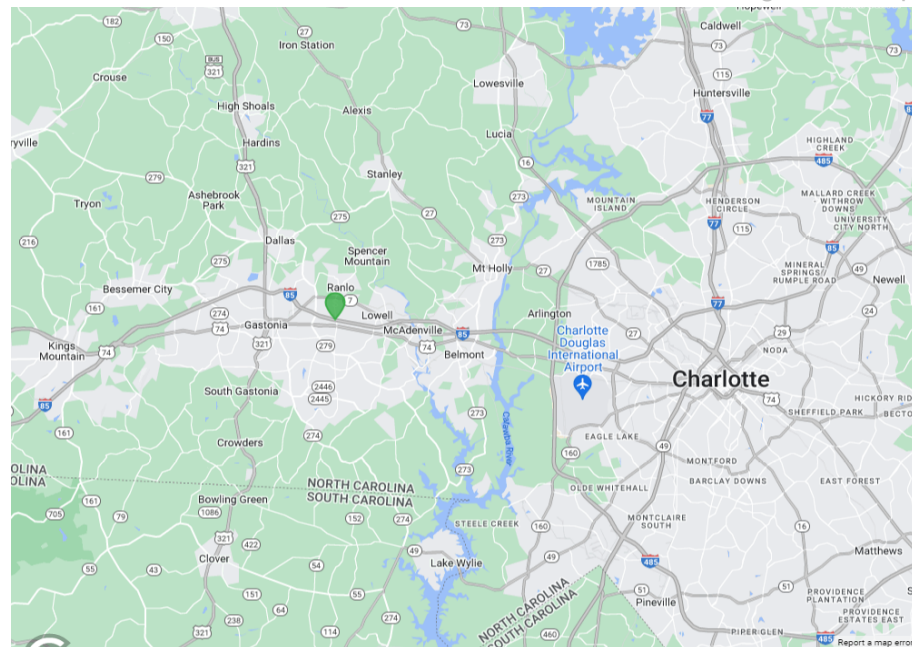
About Gastonia

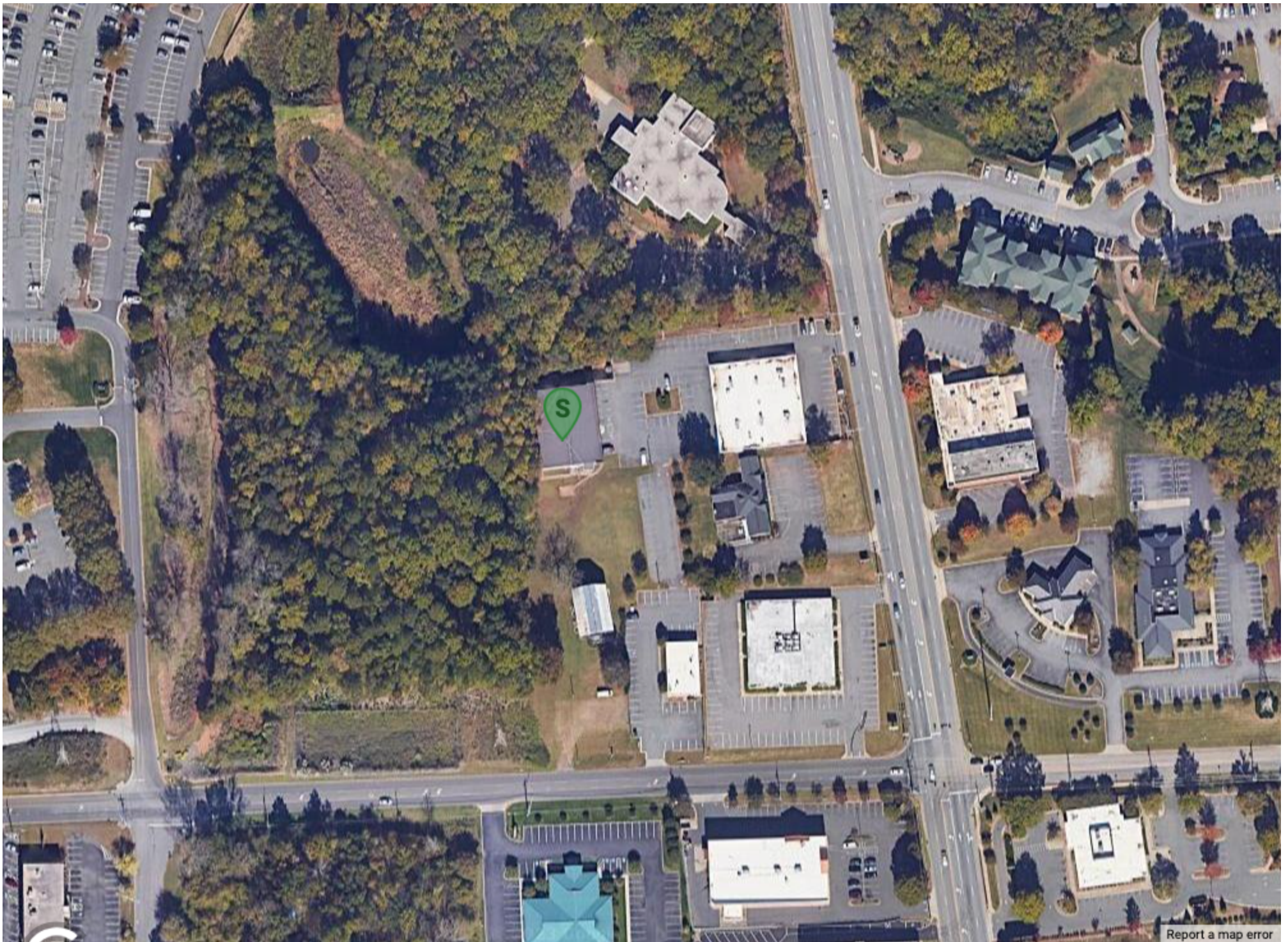
- Gastonia is the largest city of Gaston County's 15 municipalities and one of the largest cities in the Charlotte metropolitan area. Selected as an All-America City three times, Gastonia's desirable quality of life is the result of its beautiful natural surroundings, friendly neighborhoods, responsive government and vibrant business environment.
- The close proximity to I-85 allows for easy access to many of the major metros in the Carolina's. I-85 is the major thoroughfare connecting Greensboro to Charlotte & Charlotte to Greenville, SC and Atlanta.

Locator Map



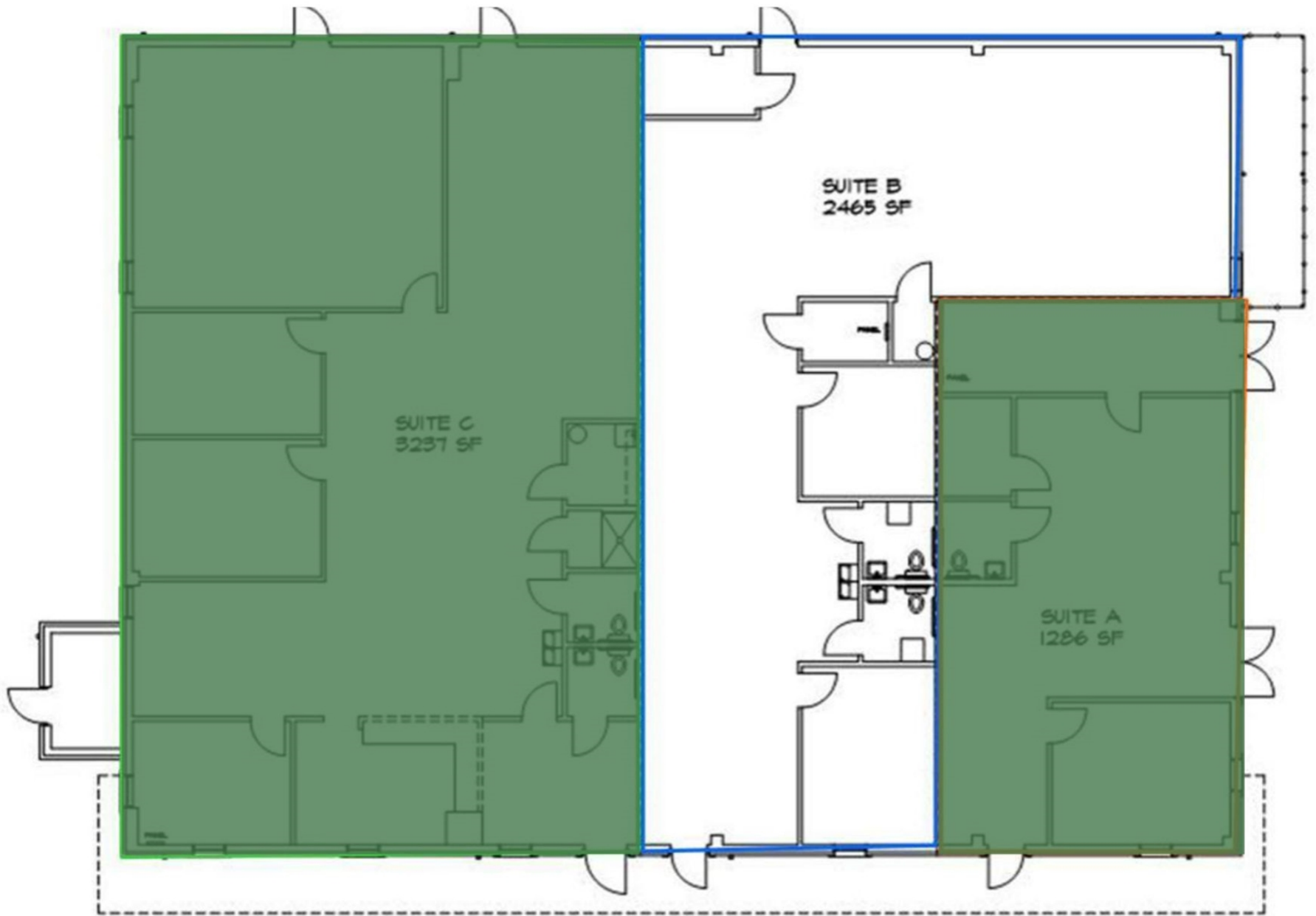
Regional Map





[Report a map error](#)







CaroMont Health

Cox Rd

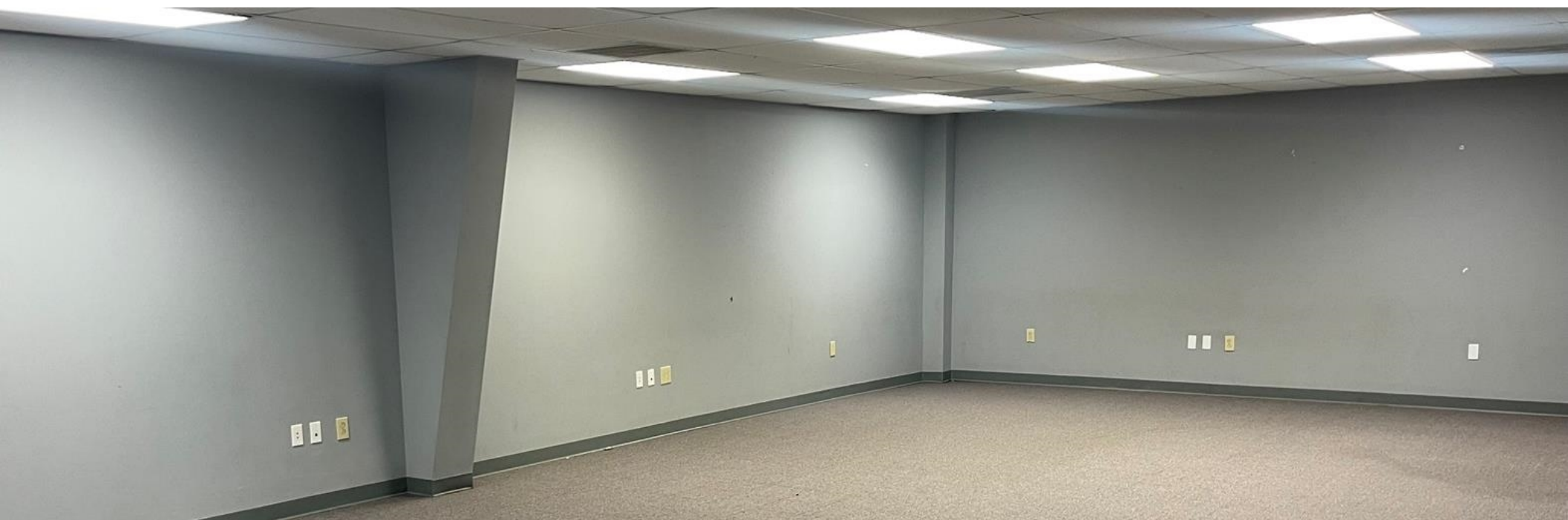
Aberdeen Blvd



Suite B



Suite B



Suite B

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,436	38,654	89,674
2010 Population	3,331	42,547	96,541
2022 Population	3,396	48,909	111,036
2027 Population	3,432	49,534	112,655
2022-2027: Population: Growth Rate	1.05 %	1.25 %	1.45 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	233	2,764	6,216
\$15,000-\$24,999	164	2,152	4,519
\$25,000-\$34,999	77	1,603	3,328
\$35,000-\$49,999	284	2,874	6,452
\$50,000-\$74,999	268	4,197	8,285
\$75,000-\$99,999	107	2,338	5,203
\$100,000-\$149,999	88	2,439	6,187
\$150,000-\$199,999	31	971	2,500
\$200,000 or greater	36	745	2,090
Median HH Income	\$42,524	\$52,611	\$54,060
Average HH Income	\$60,553	\$73,506	\$78,303

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,326	17,070	37,739
2010 Total Households	1,199	17,104	37,788
2022 Total Households	1,289	20,083	44,782
2027 Total Households	1,312	20,498	45,822
2022 Average Household Size	2.39	2.37	2.44
2000 Owner Occupied Housing	670	8,926	21,707
2000 Renter Occupied Housing	595	6,989	13,594
2022 Owner Occupied Housing	576	10,668	26,296
2022 Renter Occupied Housing	713	9,415	18,486
2022 Vacant Housing	112	1,424	3,569
2022 Total Housing	1,401	21,507	48,351
2027 Owner Occupied Housing	634	11,296	27,719
2027 Renter Occupied Housing	677	9,202	18,103
2027 Vacant Housing	124	1,381	3,524
2027 Total Housing	1,436	21,879	49,346
2022-2027: Households: Growth Rate	1.75 %	2.05 %	2.30 %



Source: esri

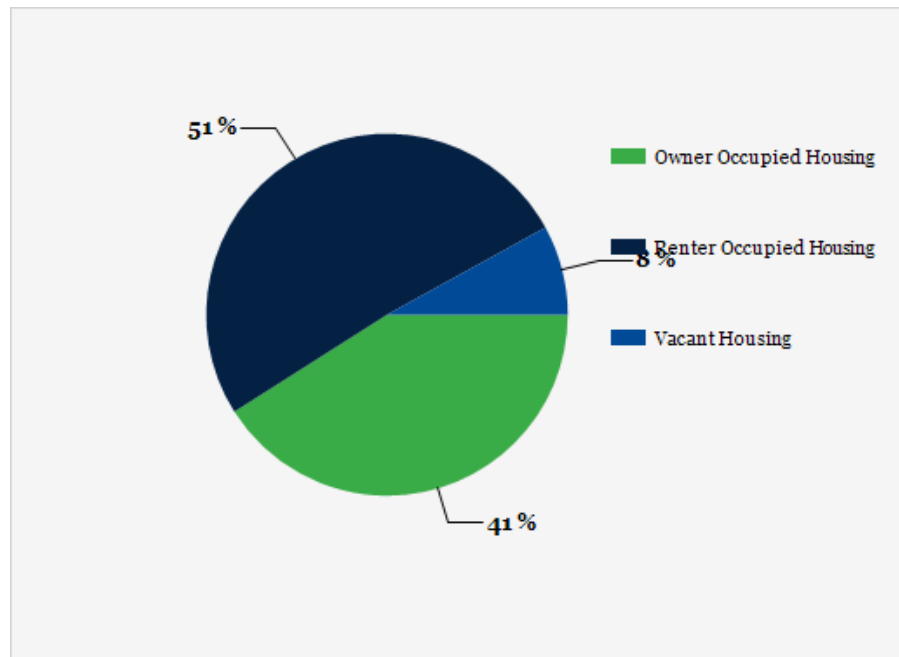
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	232	3,478	7,506
2022 Population Age 35-39	216	3,236	7,065
2022 Population Age 40-44	211	3,258	7,276
2022 Population Age 45-49	199	2,990	6,946
2022 Population Age 50-54	209	3,093	7,219
2022 Population Age 55-59	184	2,953	7,277
2022 Population Age 60-64	218	2,980	7,214
2022 Population Age 65-69	198	2,843	6,686
2022 Population Age 70-74	161	2,475	5,715
2022 Population Age 75-79	139	1,777	3,981
2022 Population Age 80-84	104	1,177	2,515
2022 Population Age 85+	189	1,355	2,459
2022 Population Age 18+	2,654	38,559	87,367
2022 Median Age	43	41	41

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$42,814	\$54,224	\$56,125
Average Household Income 25-34	\$55,010	\$70,595	\$74,337
Median Household Income 35-44	\$46,636	\$62,423	\$65,706
Average Household Income 35-44	\$61,252	\$83,061	\$89,498
Median Household Income 45-54	\$45,173	\$61,793	\$67,377
Average Household Income 45-54	\$66,143	\$86,049	\$94,122
Median Household Income 55-64	\$45,185	\$55,295	\$58,542
Average Household Income 55-64	\$68,389	\$80,361	\$87,686
Median Household Income 65-74	\$41,996	\$44,052	\$45,439
Average Household Income 65-74	\$61,444	\$64,270	\$67,870
Average Household Income 75+	\$53,448	\$58,719	\$55,807

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	169	3,048	6,981
2027 Population Age 35-39	228	3,553	7,885
2027 Population Age 40-44	215	3,221	7,136
2027 Population Age 45-49	210	3,168	7,211
2027 Population Age 50-54	202	2,943	6,896
2027 Population Age 55-59	203	2,958	7,068
2027 Population Age 60-64	185	2,793	6,930
2027 Population Age 65-69	206	2,774	6,679
2027 Population Age 70-74	183	2,597	6,115
2027 Population Age 75-79	155	2,169	4,886
2027 Population Age 80-84	131	1,520	3,253
2027 Population Age 85+	188	1,469	2,789
2027 Population Age 18+	2,679	39,069	88,778
2027 Median Age	44	41	42

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$48,114	\$59,821	\$63,048
Average Household Income 25-34	\$65,139	\$81,293	\$85,675
Median Household Income 35-44	\$52,501	\$70,484	\$76,501
Average Household Income 35-44	\$72,737	\$95,616	\$103,397
Median Household Income 45-54	\$50,455	\$71,271	\$78,561
Average Household Income 45-54	\$77,897	\$100,257	\$108,945
Median Household Income 55-64	\$49,499	\$62,541	\$68,758
Average Household Income 55-64	\$77,731	\$94,016	\$102,768
Median Household Income 65-74	\$47,347	\$51,359	\$53,246
Average Household Income 65-74	\$75,364	\$77,072	\$81,513
Average Household Income 75+	\$66,094	\$70,731	\$67,708

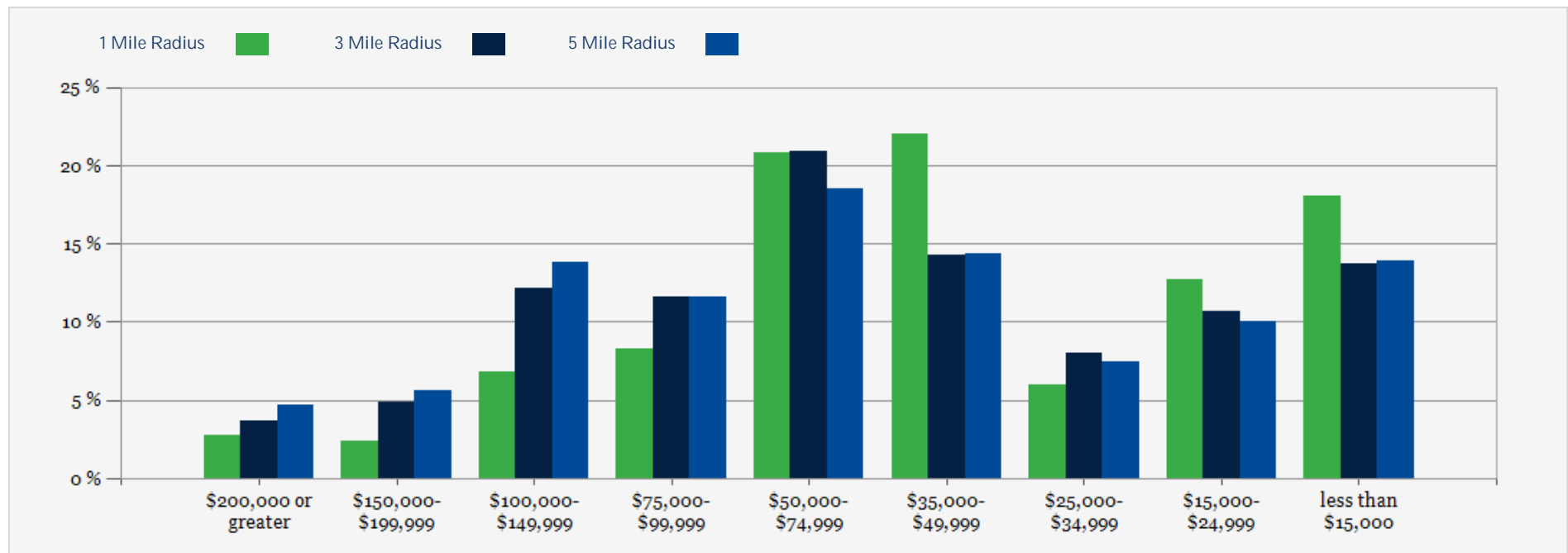
2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



2022 Household Income



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from One Alliance Companies and it should not be made available to any other person or entity without the written consent of One Alliance Companies.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to One Alliance Companies. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. One Alliance Companies has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, One Alliance Companies has not verified, and will not verify, any of the information contained herein, nor has One Alliance Companies conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Listed By



Mark Quincy

One Alliance Companies
Broker
(704) 765-4620
mark@onealliancecompanies.com



L.J. Kleger

One Alliance Companies
Broker
(704) 765-4620
lj@onealliancecompanies.com

