

**Build-To-Suite or For Lease**  
560 Cox Rd. | Gastonia, NC 28054



**Urgent Care  
Gastonia NC**

**DOLLAR GENERAL**  
Aberdeen Blvd. 6,300 VPD

**+adapthealth**

GASTON  
ORAL & MAXILLOFACIAL  
SURGERY

**FERGUSON**  
Bath, Kitchen & Lighting Gallery

Retina Institute  
OF NORTH CAROLINA PC

PHARMACY  
**MEDICAL CENTER**  
**BRIXX**  
WOOD FIRED PIZZA  
+ CRAFT BAR

**Fidelity**

**Atrium Health**  
Sanger Heart &  
Vascular Institute

**SECU**  
State Employees' Credit Union

Cox Rd.

24,000 VPD

**KO**  
leasing

**LifeStorage**

**Arby's**

**CIRCLE K**

**QUALITY INN**

**NorthPoint  
Development  
(under development)**  
**3.6M SF  
Industrial Park**

**IHOP**  
RESTAURANT

**85**

124,000 VPD

**TARGET**

**Aaron's**

**BED BATH &  
BEYOND**  
Beyond any store of its kind

**85**

127,000 VPD

**McALISTER'S  
DELI**

**at&t**

**Olive  
Garden**

**Hilton  
Garden Inn**

**TJ-maxx**

**KO**  
leasing

864.209.1761 | Sunny Jay



# Property Highlights

## Strategic Location

Located on the “going-to-work” side of Cox Road, and is a quarter mile from Highway 85 with over 124,000 VPD

## Dense, Proven Retail Area

Highway 85, from Main St. to New Hope Rd., is the main retail trade area for Gastonia with national and regional tenants

## Growing Trade Area

[Gaston County ranks #17](#), out of 30 of North Carolina counties, in terms of growth from 2010-2019 with a growth of 8.2%

## Serves Large Daytime Population

The [NorthPoint Development 3.6M SF industrial park](#) (under development) is right behind the property; CaroMont Regional Medical Center ([ranks third best hospital in the state by Business North Carolina](#)) and the Gaston Gazette are less than a 3 minute drive

## Property Summary

Address SEQ Cox Rd. & SR-2381  
Gastonia, NC 28054

Zoning General Commercial

Lot Size ±0.97 Acres

## Proposed Building Summary

Building ±2,250 SF

Parking 30 Spaces

Property Access Right-in/right-out on Cox Rd.

## Join Area Tenant's



More Info, Click on Logo





# Site Outline

**Atrium Health**  
Sanger Heart &  
Vascular Institute

**Gaston Hematology &  
Oncology Associates, PC**

**Fidelity**

**ENT  
CAROLINA**

Aberdeen Blvd. 2381

6,300 VPD

**SECU**  
State Employees' Credit Union



**DOLLAR GENERAL**

Cox Rd.

24,000 VPD

**GASTON  
ORAL & MAXILLOFACIAL  
SURGERY**

**Retina Institute**  
OF NORTH CAROLINA, PC

**LifeStorage**



# Site Measurements

Atrium Health  
Sanger Heart &  
Vascular Institute

Gaston Hematology &  
Oncology Associates, PC

Fidelity

ENT  
CAROLINA

6,300 VPD

Aberdeen Blvd. 2381

SECU  
State Employees' Credit Union

DOLLAR GENERAL

Cox Rd.

24,000 VPD



GASTON  
ORAL & MAXILLOFACIAL  
SURGERY

Retina Institute  
OF NORTH CAROLINA, PC

LifeStorage





# Proposed Site Plan

Atrium Health  
Sanger Heart &  
Vascular Institute

Gaston Hematology &  
Oncology Associates, PC

Fidelity

ENT  
CAROLINA

6,300 VPD

Aberdeen Blvd. 2381

DOLLAR GENERAL

Cox Rd.

24,000 VPD

SECU  
State Employees' Credit Union



GASTON  
ORAL & MAXILLOFACIAL  
SURGERY

Retina Institute  
OF NORTH CAROLINA, PC

LifeStorage



# Proposed Site Plan

## Property Summary

Address SEQ Cox Rd. & SR-2381  
Gastonia, NC 28054

Zoning General Commercial

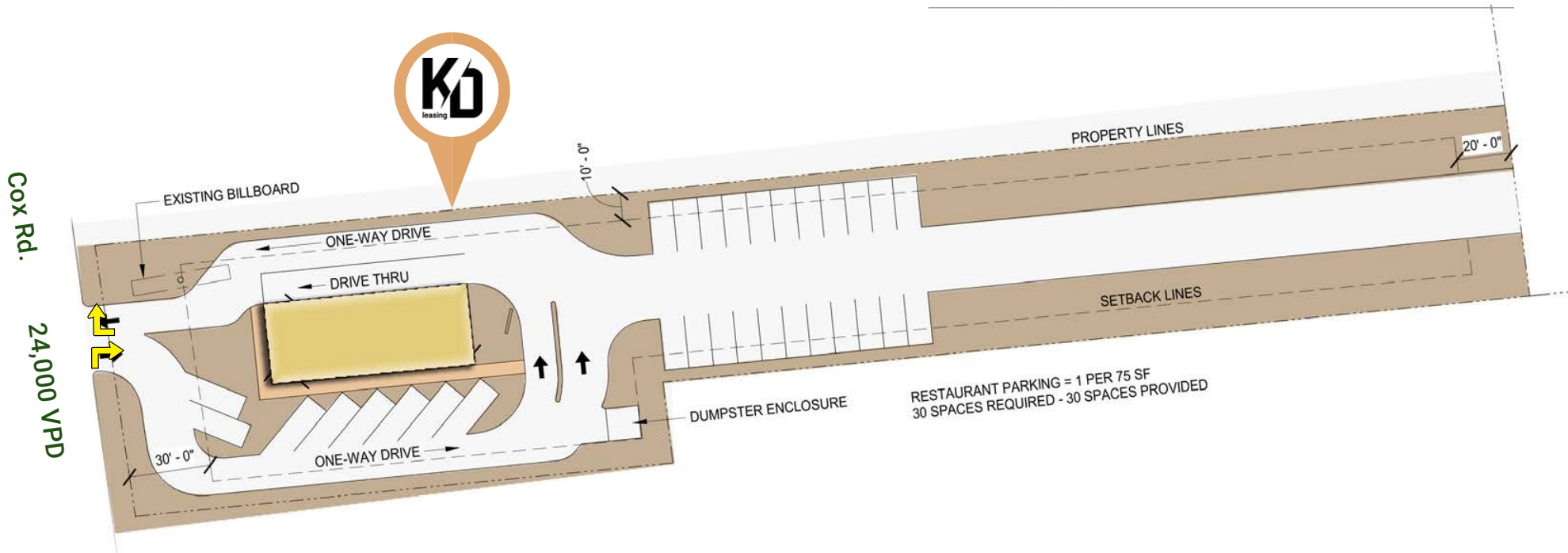
Lot Size ±0.97 Acres

## Proposed Building Summary

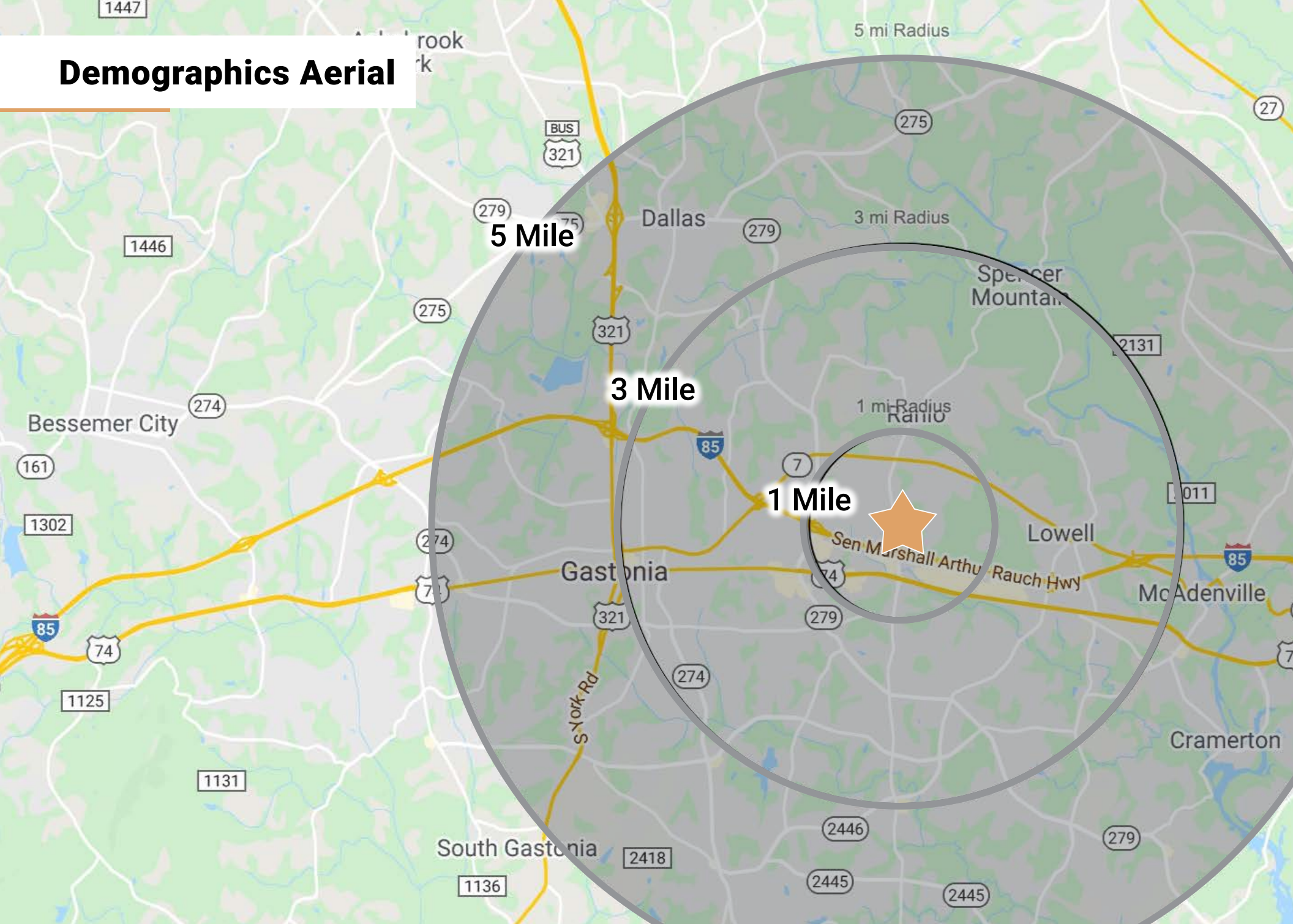
Building ±2,250 SF

Parking 30 Spaces

Property Access Right-in/right-out on Cox Rd.



# Demographics Aerial



# Demographics

<i>Population</i>	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
2021 Estimated Population	2,899	44,125	103,774
2026 Projected Population	2,955	45,188	107,505
2021 Est. Median Age	45.8	39.0	39.1
<i>Households/Housing</i>	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
2021 Estimated Households	1,065	17,979	41,621
2026 Projected Households	1,091	18,458	43,200
2021 Median Home Value	\$143,366	\$159,212	\$173,189
<i>Businesses/Employees</i>	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
2021 Est. Average Household Income	\$64,808	\$67,776	\$74,200
2021 White Collar Workers	43.3%	52.0%	52.8%
2021 Blue Collar Workers	56.7%	48.0%	47.2%
2021 Est. Total Employees	10,124	34,445	58,386
2021 Est. Total Businesses	519	2,177	3,998
<i>Consumer Expenditures</i>	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
2021 Est. Total Household Expenditure	\$54.88 M	\$962.62 M	\$2.37 B
2021 Est. Apparel	\$1.91 M	\$33.42 M	\$82.51 M
2021 Est. Entertainment	\$3.03 M	\$53.28 M	\$132.08 M
2021 Est. Food, Beverages, Tobacco	\$8.54 M	\$149.77 M	\$367.44 M
2021 Est. Furnishings, Equipment	\$1.89 M	\$33.15 M	\$82.14 M
2021 Est. Health Care, Insurance	\$5.1 M	\$89.71 M	\$220.39 M