

645 COX ROAD, GASTONIA, NC 28054

MULTIFUNCTIONAL OFFICE/RETAIL SPACE



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ABOUT THE SPACE

MULTIFUNCTIONAL OFFICE/RETAIL SPACE FOR LEASE

- Flexible floor plan:
 - 5 Office/exam rooms
 - 2 office/exam rooms with sinks
 - Conference/training room
 - Kitchen with sink
 - Secure reception area with a guest bathroom.
 - Private bathroom for employees
 - Shower
 - Open area
- 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





THE DETAILS

Location	645 Cox Road, Gastonia, NC 28054
County	Gaston
GLA SF	17,435
Land Acres	1.49
Buildings	1

AVAILABLE SPACE

Suite	SF	Floor	Rent	Lease Type	Notes
645-C	+/- 3,237 SF	1 st Floor	\$20/SF	MG	Former medical office



GASTONIA, NC

Gastonia is the largest city in Gaston County and serves as its county seat, located in the Piedmont region of North Carolina about 20 miles west of Charlotte. Its proximity to Charlotte makes it part of the larger Charlotte metropolitan area, giving residents access to a major financial and business hub while maintaining a more suburban, small-city feel. The city sits along key transportation corridors, which has historically supported both industrial growth and modern commuting patterns.

Historically, Gastonia developed as a railroad town in the late 19th century and was officially incorporated in 1877. Its early growth was closely tied to the expansion of rail lines and the rise of textile manufacturing. By the early 1900s, Gastonia had become a major textile center, once known as the “Combined Yarn Capital of the World.” The textile boom shaped the city’s identity, workforce, and economy for decades.

In modern times, Gastonia has transitioned from a textile-dominated economy to a more diversified economic base. While manufacturing still plays a role, the city now includes sectors such as healthcare, retail, logistics, and education. Its affordability compared to nearby Charlotte has made it an attractive location for residents and businesses seeking lower costs while staying connected to a major metro area.

Population growth in Gastonia has been steady in recent years. As of the mid-2020s, the city has a population of roughly 85,000–88,000 people, reflecting consistent expansion since 2020. The median household income is around \$64,000, and the city has a diverse demographic mix with a median age in the mid-30s. Like many mid-sized cities, Gastonia faces challenges such as poverty levels around 16%, but it continues to grow as part of the broader regional economy.

