



MEDICAL SPACE | FOR LEASE

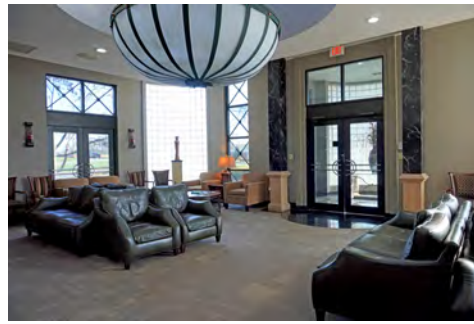
959 COX ROAD | GASTONIA

13,886 Net rentable square feet of medical space for lease in a premier location within walking distance to Caromont's new hospital in Gastonia.

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PROPERTY INFORMATION

SF*

13,886 SF

PID#

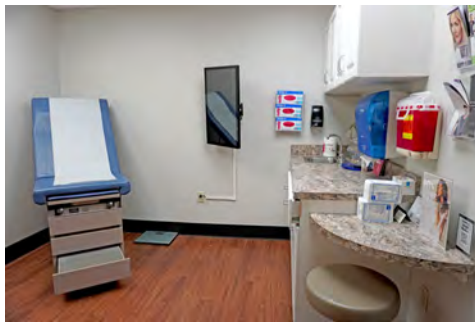
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FEATURES

- Gross square feet of the building is 15,221 SF*
- Premier Location within walking distance to Caromont's Gastonia Hospital
- Perfect Layout for seeing patients
- Previously used by high-volume medical practice
- Plenty of off-street parking
- Upper and lower entrances

LEASERATE

\$22.50 per SF, NNN



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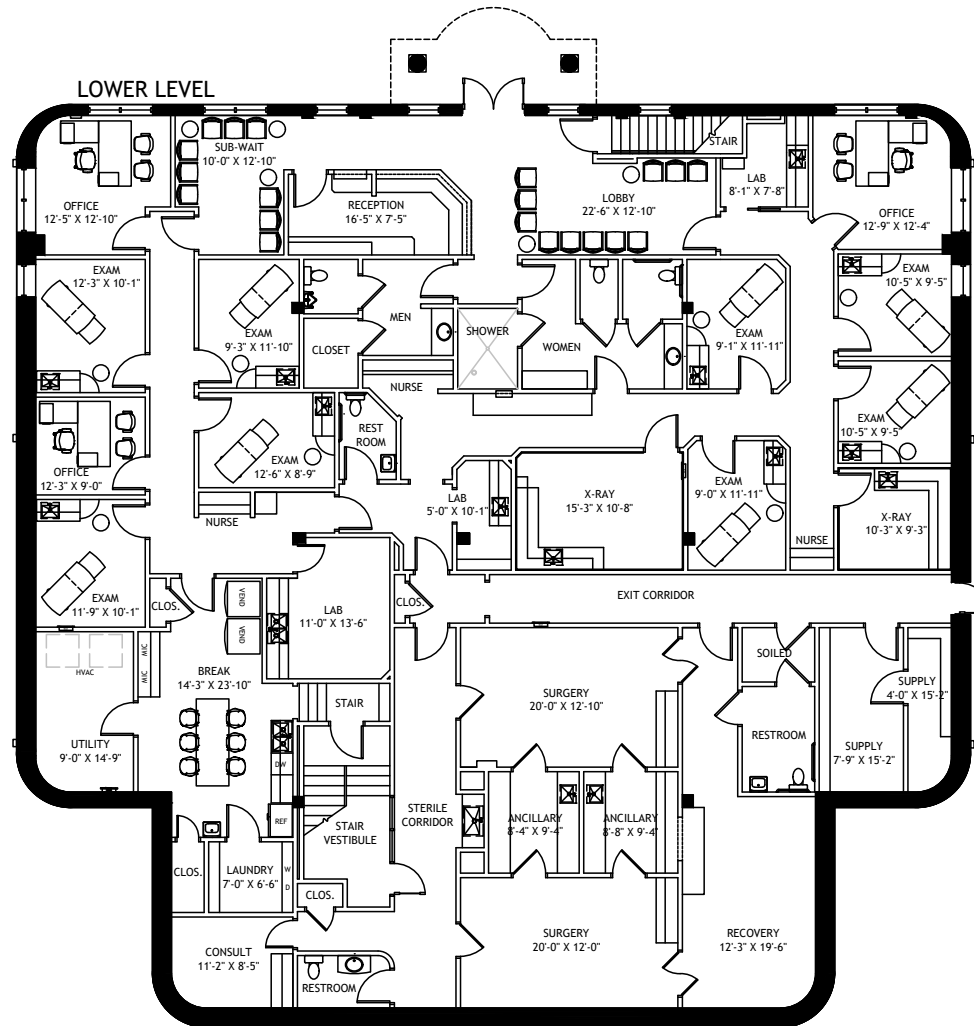
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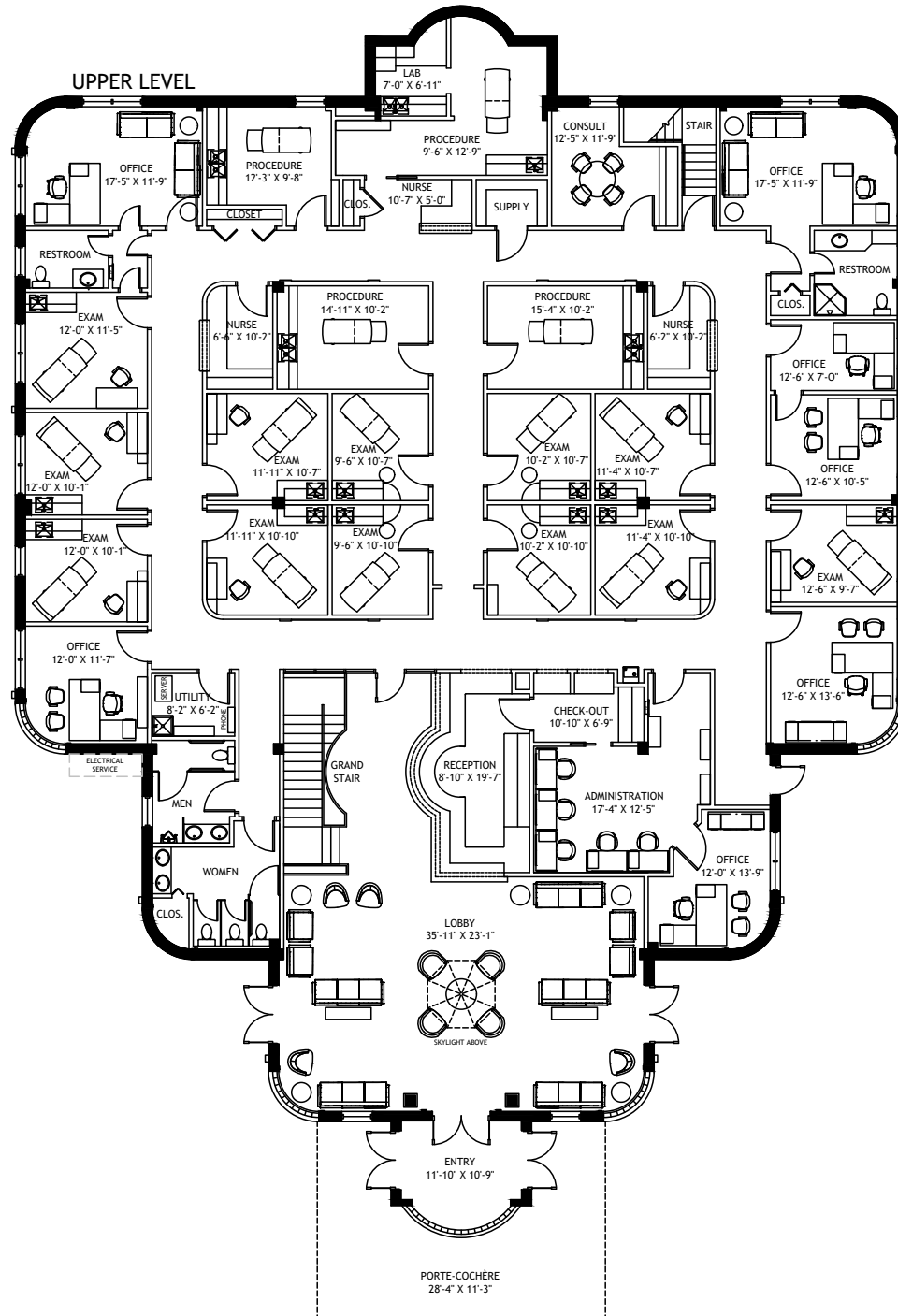
MECA Commercial Real Estate

102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000







3RD

LARGEST CITY IN
THE CHARLOTTE-
CONCORD-GASTONIA
NC-SC MSA

30+

INTERNATIONAL
COMPANIES

3X

ALL-AMERICAN CITY
& RECIPIENT OF THE
U.S. CONFERENCE
OF MAYORS TOP
LIVABILITY AWARD

22

MILES WEST
OF CHARLOTTE

25

MILE VIEWS
FROM CROWDERS
MOUNTAIN

GASTONIA, NC

Gastonia is recognized as one of the area's best places to live and work with an ideal combination of location, size, and quality of life. Those factors, combined with the City's strategic location, just minutes west of Charlotte and midway between Atlanta and North Carolina's Research Triangle, attracts business and industry looking for an ideal site to locate, re-locate, or expand.

With major highways, interstates, railroads, and airports all within a 15-minute drive, Gastonia understands the importance in ease of transportation for its local businesses and residents. They continue to stay proactive by pushing plans for light rail and commuter trains.

Additionally, the city is investing in the FUSE District, Franklin Urban Sports and Entertainment District, between Loray Mills and our revitalized Historic Downtown. The FUSE District is the heart of a growing commercial district that features the best of urban living: residential choices, sports and entertainment options, offices, restaurants, retail shops, services, green spaces and more. The FUSE sports and entertainment complex will be home to a variety of venues and events, accommodating an array of sports as well as concerts, fairs, and more.



DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
	Population	4,070	46,447	108,106
	Households	1,515	18,810	44,063
	Families	988	11,587	28,062
	Median Age	41.1	38.7	39.9
	Average HH Size	2.48	2.40	2.41
	Median HH Income	\$55,169	\$60,564	\$63,313
	Average HH Income	\$79,424	\$83,057	\$88,266
	Per Capita Income	\$29,421	\$34,088	\$36,142

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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.