

**AVISON
YOUNG**



MEDICAL OFFICE SPACE AVAILABLE

OPPORTUNITY ZONE

THE ARBORETUM AT COX ROAD

916 Cox Road, Gastonia, NC 28054

Property Features



± 54,371 SF



\$15.00 - \$18.00 /SF NNN



Opportunity Zone Benefits



Free, ample on-site parking



Easy access to I-85 & Gaston Memorial Hospital



Plentiful building exterior glass for natural light



Move-in-ready



Brand new paint and carpet in "move-in-ready" spaces

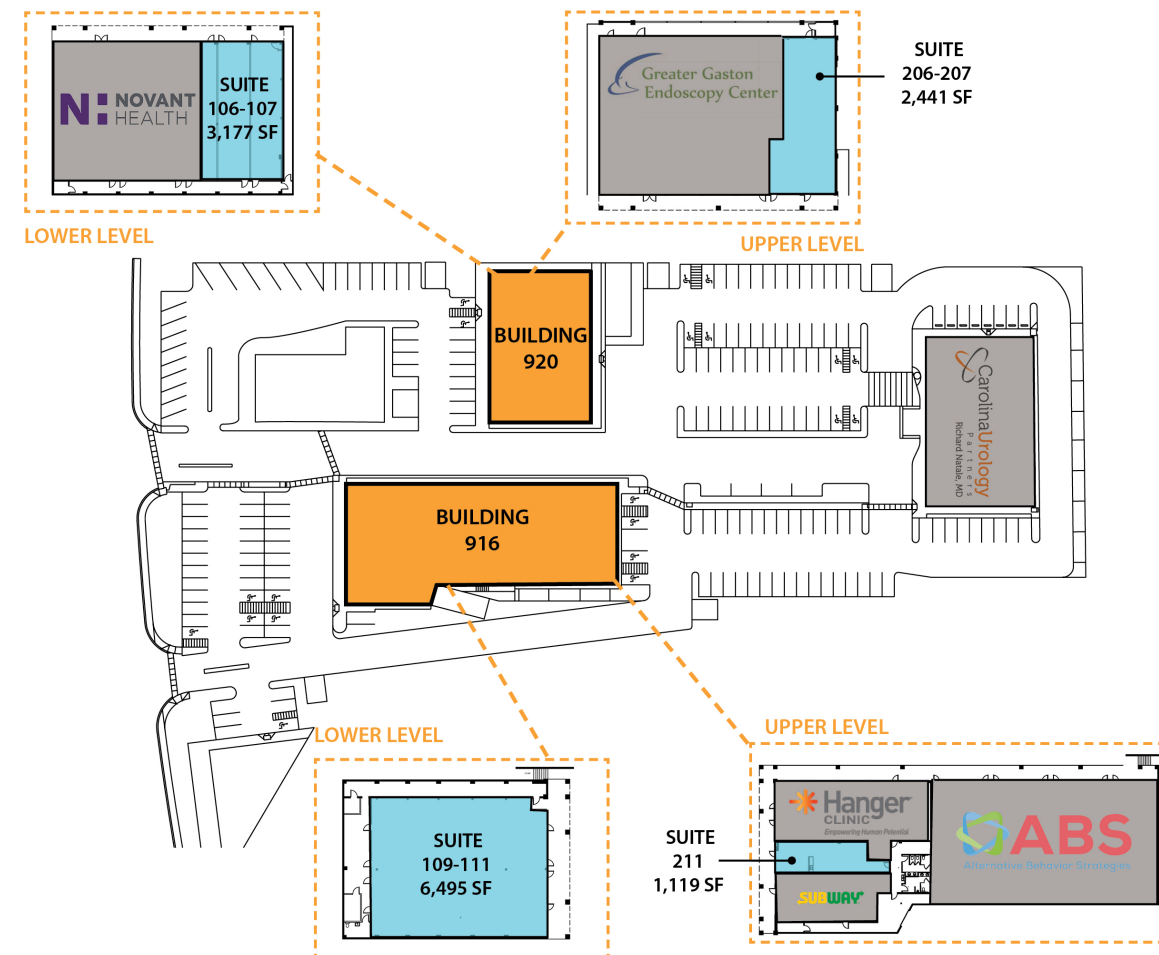
THE ARBORETUM AT COX ROAD

916 Cox Road Gastonia, NC 28054

OPPORTUNITY

The Arboretum at Cox Road is a 54,371-square-foot neighborhood center located along the heavily traveled Cox Road corridor in Gastonia, North Carolina. Anchored by several large medical-office tenants including Piedmont Urology and Novant Imaging which is part of Novant Health. Move-in-ready medical/office space currently available.

FLOOR PLAN



NEARBY AMENITIES

**Note: Retailers are placed in general area of location

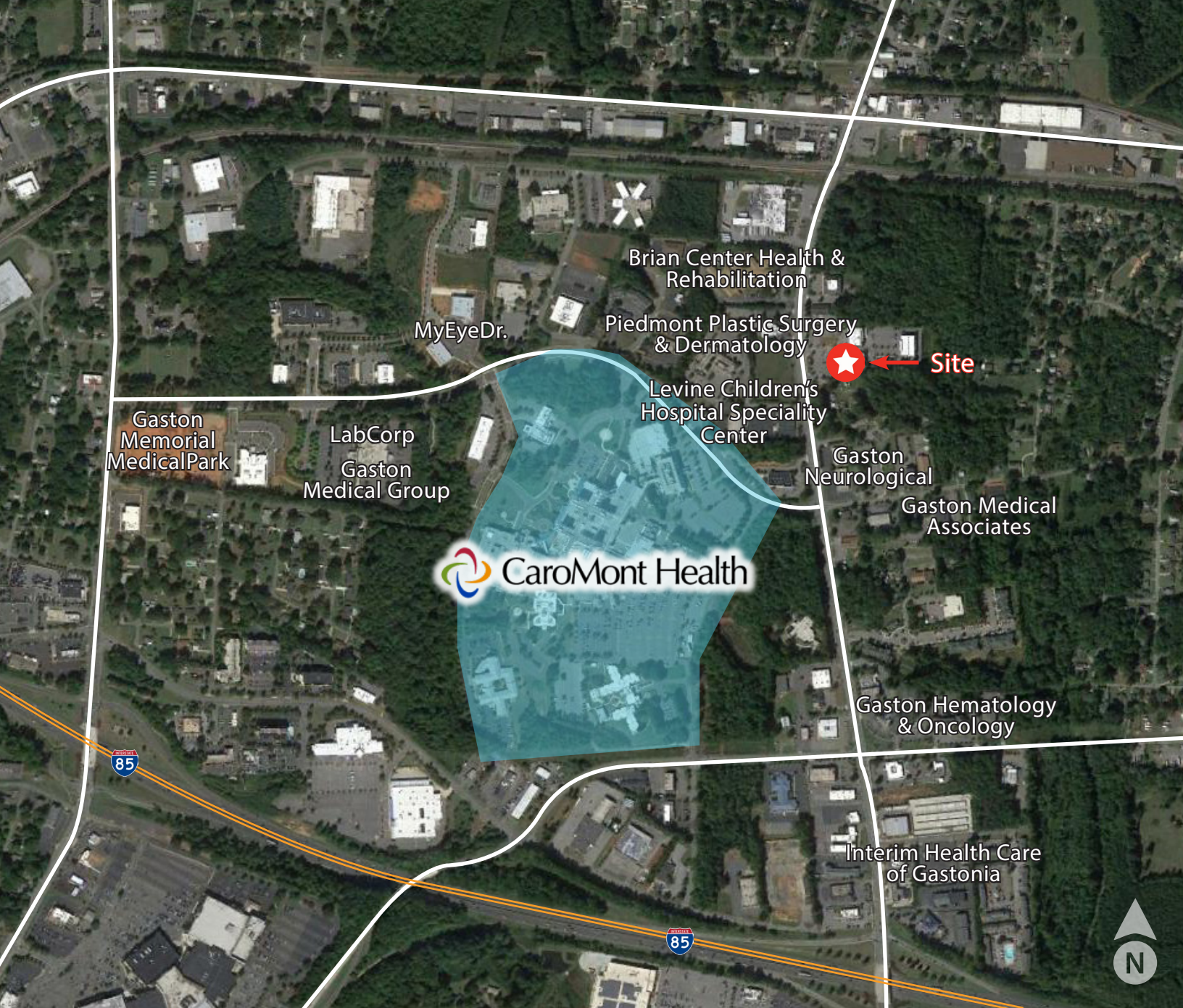


Building	Suite(s)	Available
916	Suite 109 - 111	6,495 sf
	Suite 211	1,119 sf
920	Suite 106 - 107	3,177 sf
	Suite 206 - 207	2,441 sf

MARKET OVERVIEW

Demographics (2019 Sites USA)	1 Mile	3 Miles	5 Miles
Total Population	4,632	55,357	142,172
Total Households	1,756	21,981	55,588
Average Household Income	\$56,529	\$56,856	\$59,698
Total Daytime Population	14,951	39,175	68,857

Traffic Counts (SitesUSA)	Vehicles Per Day
I-85	110,000
Cox Rad	22,000



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