

2700 X Ray Dr

Gastonia, NC 28054



Medical office building for lease

± 20,930 sf on ± 2.58 acres

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Property Overview

Opportunity

±20,930 sf available for lease

- Open floor plan
- Numerous private offices
- Ample parking
- Kitchenette/breakroom
- Furniture negotiable

Location Highlights

- Across the street from Caromont Regional Medical Center
- Located on Gastonia's hospital "ring road"
- Easy access to I-85 and numerous amenities in close proximity
- ±18 miles from Charlotte, NC

Population	1 Mile	5 Miles	10 Miles
Total Population	4,080	38,444	93,190
Average Age	41.5	39.3	38.7
Average Age (male)	37.3	37.0	36.9
Average Age (female)	43.9	41.4	40.4

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,603	15,542	37,199
# of persons per HH	2.5	2.5	2.5
Average HH Income	\$41,499	\$50,724	\$54,940
Average House Value	\$105,483	\$134,562	\$152,369

Interior Photos



For more information please contact:

Nick Claudio

Vice President

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Zach Simpson

Senior Associate

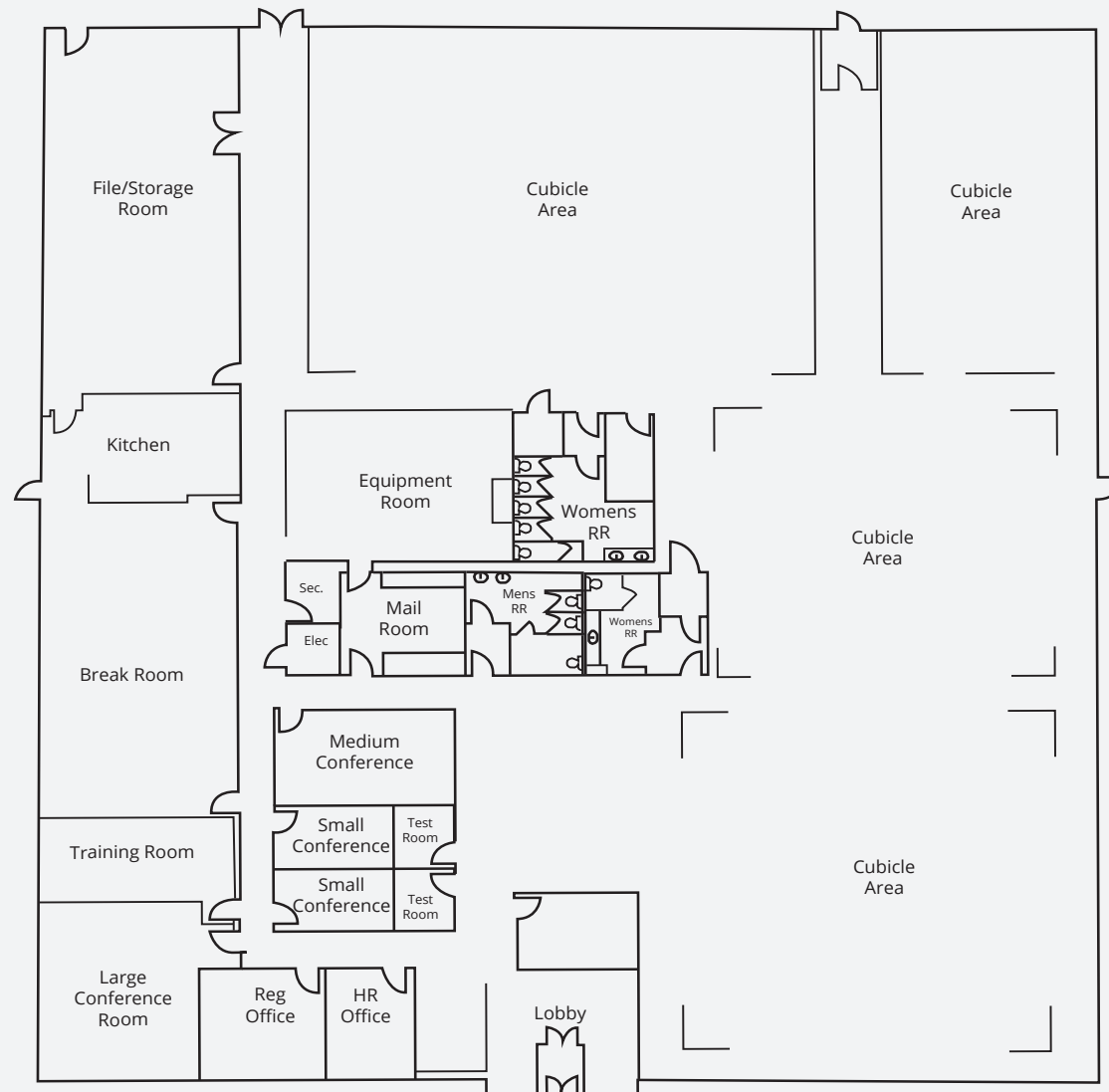
704.315.5091

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Floor Plan

±20,930 sf available for lease

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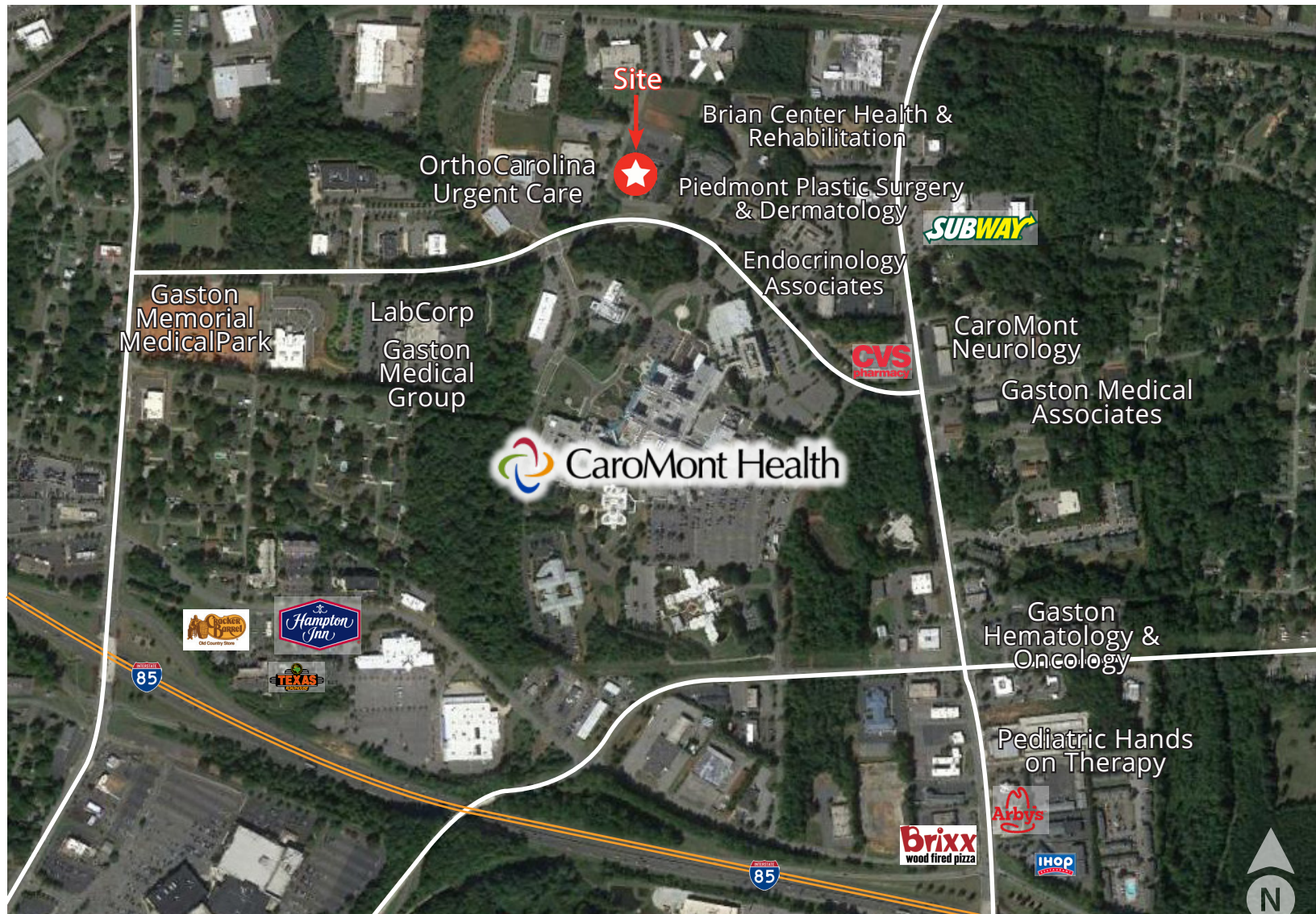
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