

MEDICAL DEVELOPMENT OPPORTUNITY

916 - 924 COX ROAD
GASTONIA, NORTH CAROLINA



TIFFANY SLAYDEN
704-906-9699
tiffany@FlagshipHP.com

BUILD-TO-SUIT OPPORTUNITY

PROPERTY OVERVIEW



PROPERTY SUMMARY:

- Two-story medical office permitted
- Located along the heavily traveled Cox Road corridor in Gastonia
- Ownership opportunity
- Abundant parking
- Exterior signage opportunities
- Located in Gastonia's premiere medical submarket
- Adjacent to CaroMont Medical Center, less than a mile away



AVAILABLE SPACE:
Up to 10,000 SF



ESTIMATED DELIVERY:
Early 2027



LEASE TYPE:
NNN

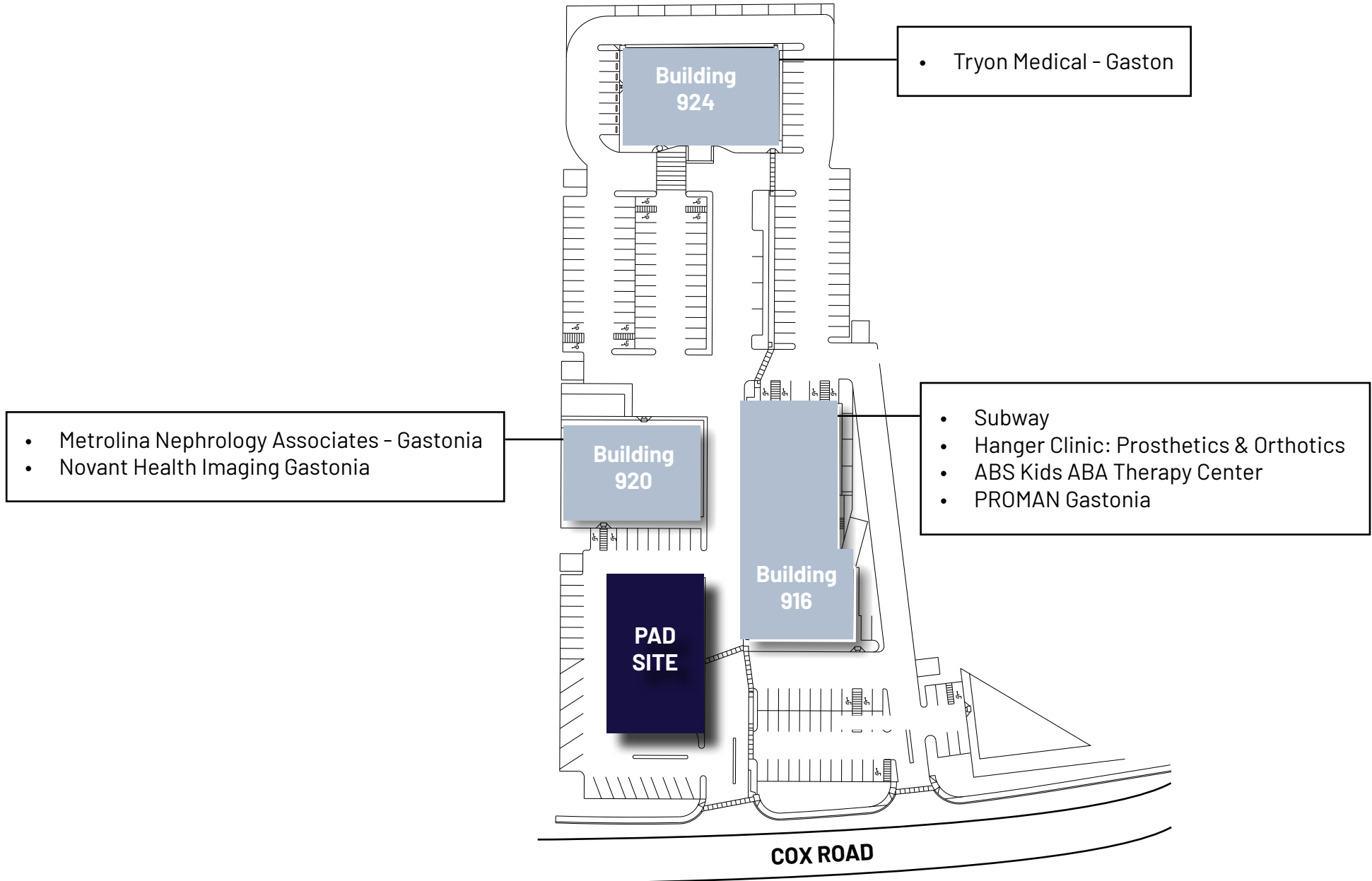
CONTACT:

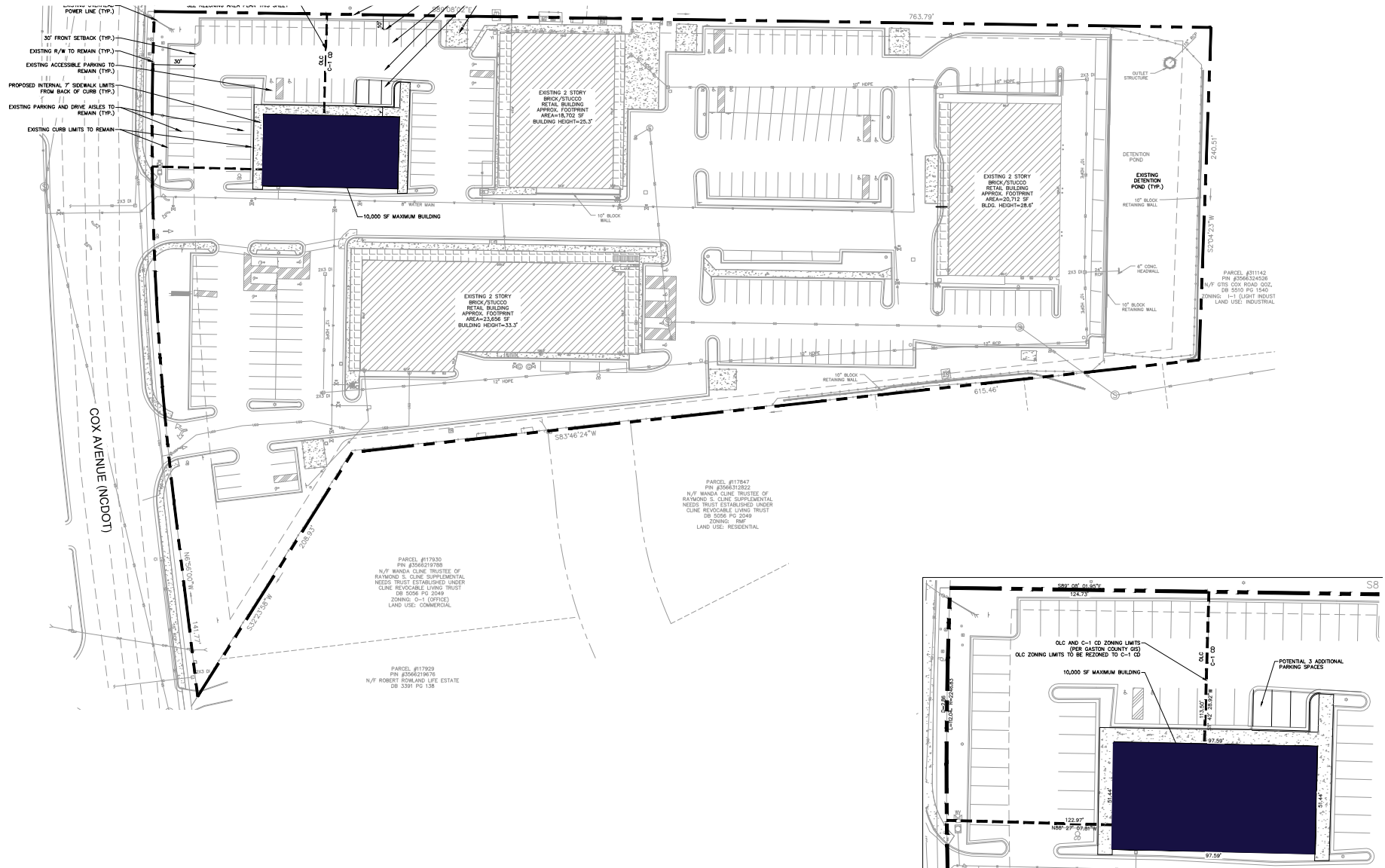
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The Arboretum

CURRENT TENANTS





TRAFFIC COUNT



2025 AVERAGE DAILY TRAFFIC VOLUME

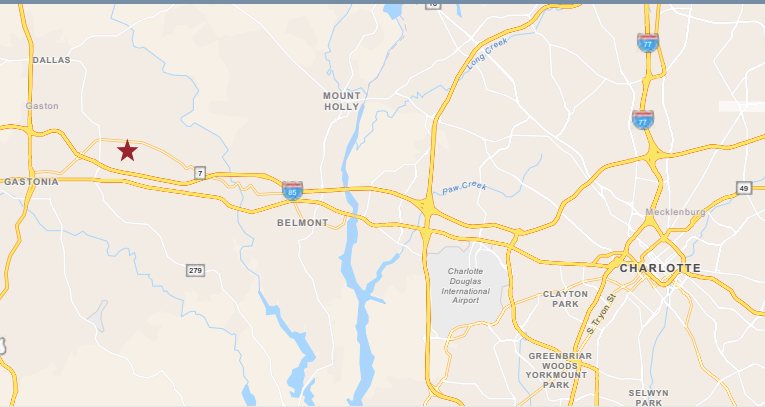
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001-100,000
- ▲ More than 100,000 per day

2025 AVERAGE DAILY TRAFFIC VOLUME - CLOSE UP

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001-100,000
- ▲ More than 100,000 per day



AERIAL MAP



1. Piedmont Plastic Surgery & Dermatology
2. Southern Pulmonary Center
3. Gudeman Neurological Surgery
4. Dentistry of the Carolinas
5. Carolina Digestive Disease Center
6. Endocrinology Associates
7. Carolinas Center for Oral and Facial Surgery
8. Gastonia Medical Specialty Clinic
9. CaroMont Family Medicine
10. Vaidehi Trivedi - Pediatrician
11. OrthoCarolina Urgent Care
12. Vein Specialists of the Carolinas
13. CaroMont Foot & Ankle
14. Carolina Asthma & Allergy
15. Carolina Orthopedic
16. CaroMont Health
17. Umanah Healthcare Institute
18. Carolina Urology
19. ENT Carolina
20. Atrium Health - Dr. Amy Cody
21. Atrium Health - Dr. James Bower
22. Gaston Oral & Maxillofacial Surgery
23. Retina Institute of the Carolinas
24. Greens at Gastonia - Nursing Home
25. Peak Resources Gastonia - Nursing Home
26. Courtland Terrace - Nursing Home
27. Atrium Health Primary Care Eastridge Family Medicine

