

THE ARBORETUM

916-924 COX ROAD

GASTONIA | NORTH CAROLINA



TIFFANY SLAYDEN
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FOR LEASE

PROPERTY OVERVIEW



PROPERTY SUMMARY:

- Located along the heavily traveled Cox Road corridor in Gastonia
- Medical office park
- Abundant parking
- Exterior signage opportunities
- Close proximity to CaroMont Medical Center



AVAILABLE SPACES:

BUILDING 920

- Suite 106 - 3,177 SF
- Suite 206 - 2,441 SF

BUILDING 924

- Suite 101 - 10,316 SF



LEASE RATE:

\$24.00 - \$25.00/NNN



LEASE TYPE:

NNN

CONTACT:

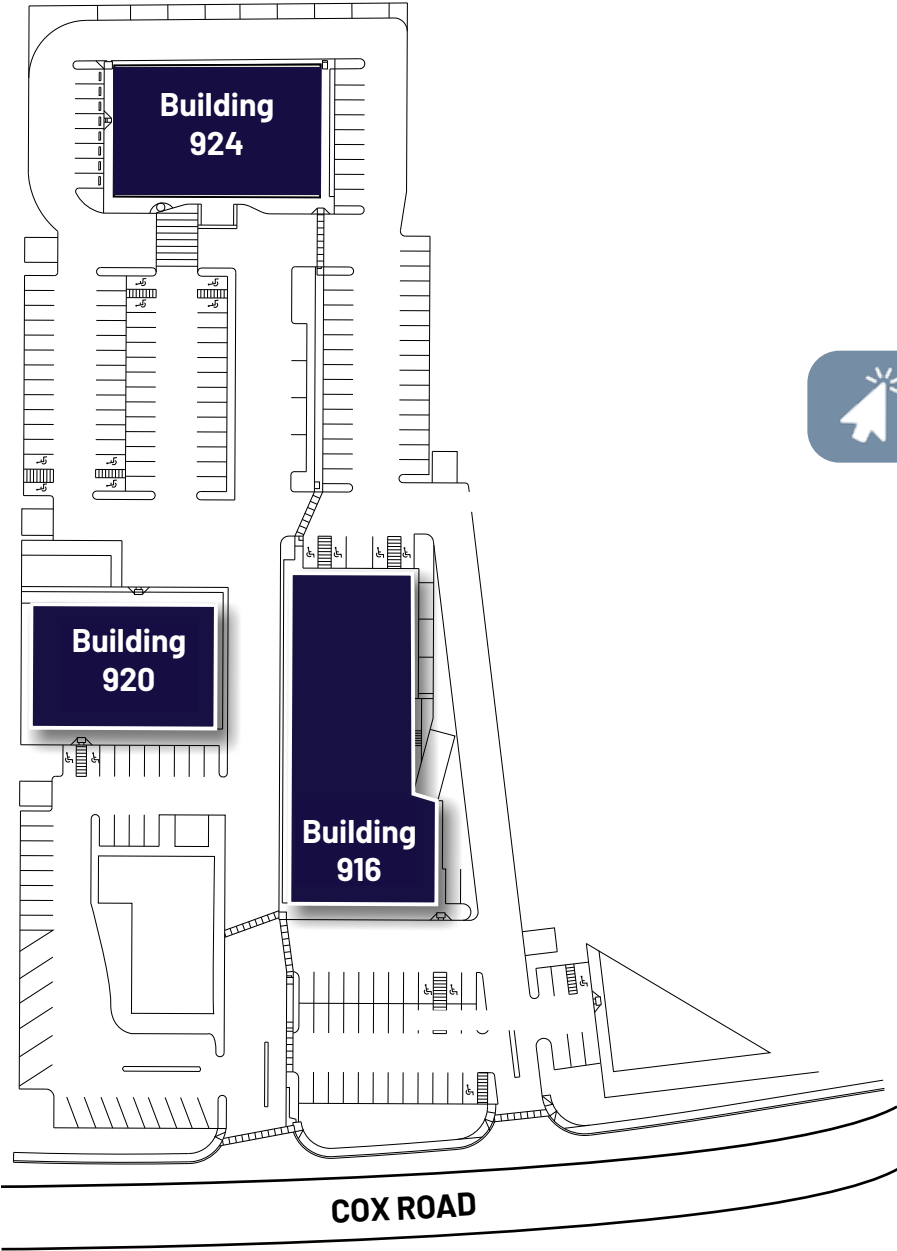
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SITE PLAN



AERIAL MAP



◀ 1 MILE SOUTH TO I-85

CAROMONT REGIONAL MEDICAL CENTER



916 COX ROAD



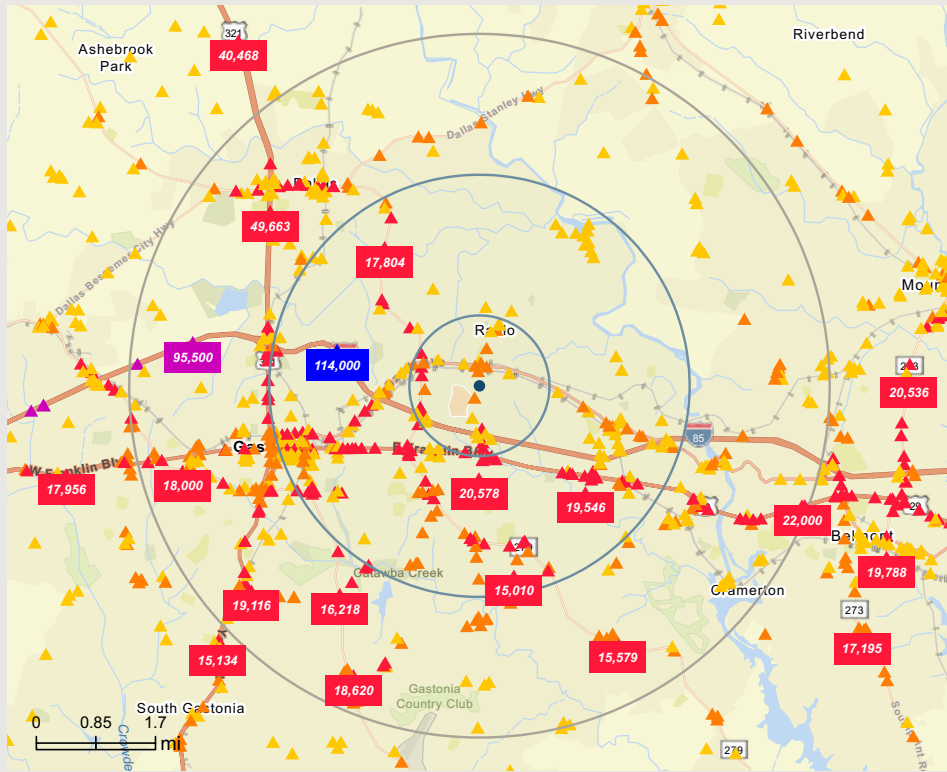
920 COX ROAD



924 COX ROAD



TRAFFIC COUNT



2025 AVERAGE DAILY TRAFFIC VOLUME

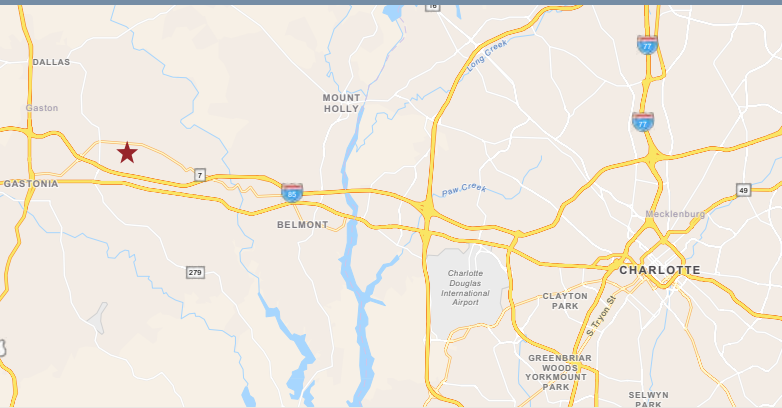
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001-100,000
- ▲ More than 100,000 per day

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

