

Medical Office Space Available

► *Brownestone Professional Ctr.*

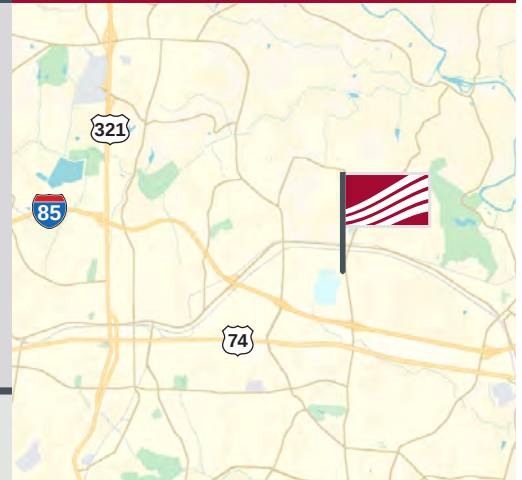
900 Cox Rd., Gastonia, NC 28054



+ Medical Space Available

- 900 Cox Road: Suite B - 3,085 SF Available
- Co-tenant includes Carolina Spine and Pain
- Located in a dense medical corridor
- Across from Caromont Regional Hospital
- Excellent exposure

For Lease



Pricing

\$16 SF, Modified Gross

Demographics	1 mile	3 mile	5 mile
2020 Population	3,832	46,852	108,109
2010 - 2020 Growth Rate	1.36%	1.39%	1.29%
2020 Avg. HH Income	\$52,775	\$61,998	\$67,363

► Contact

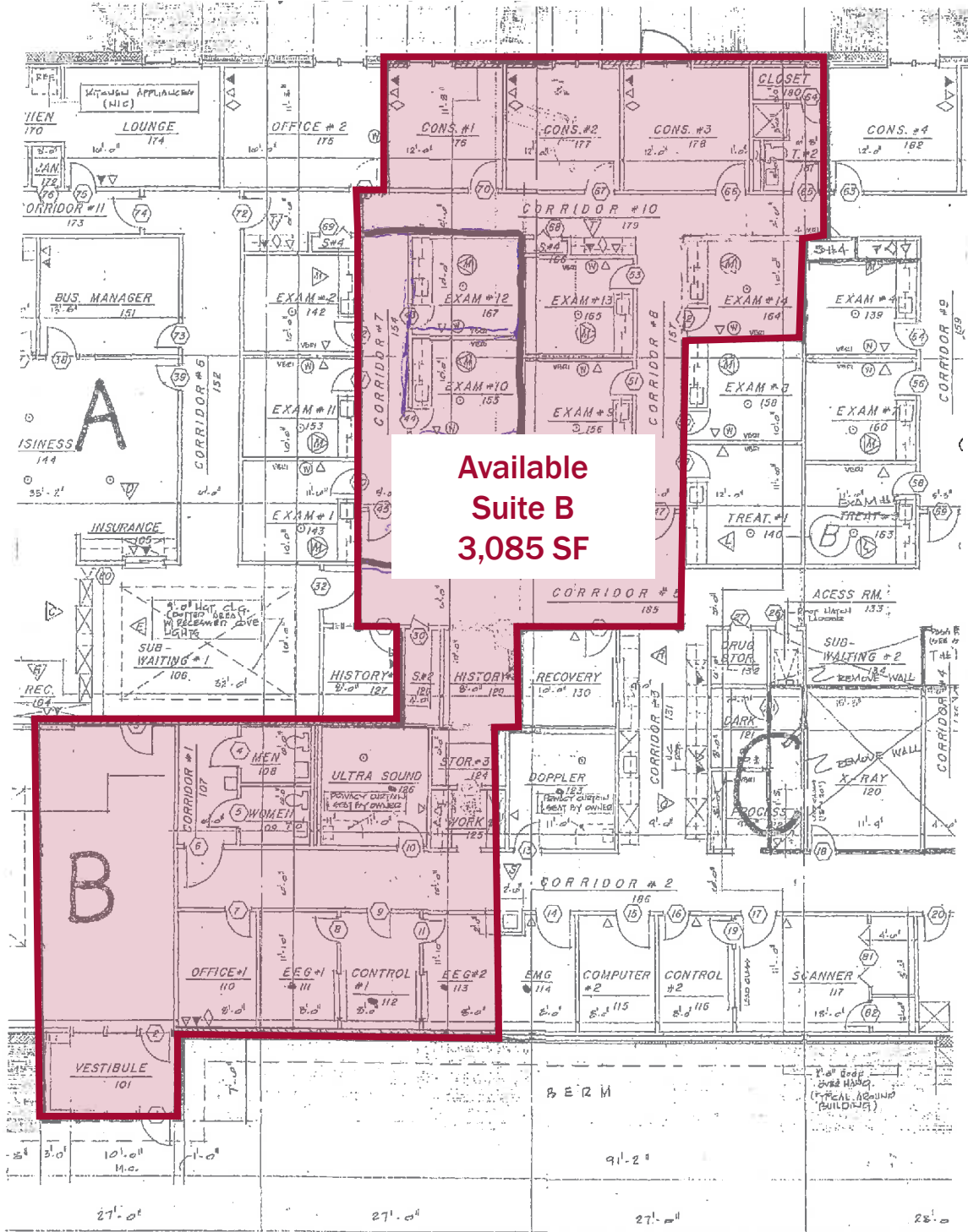
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► Floor Plan

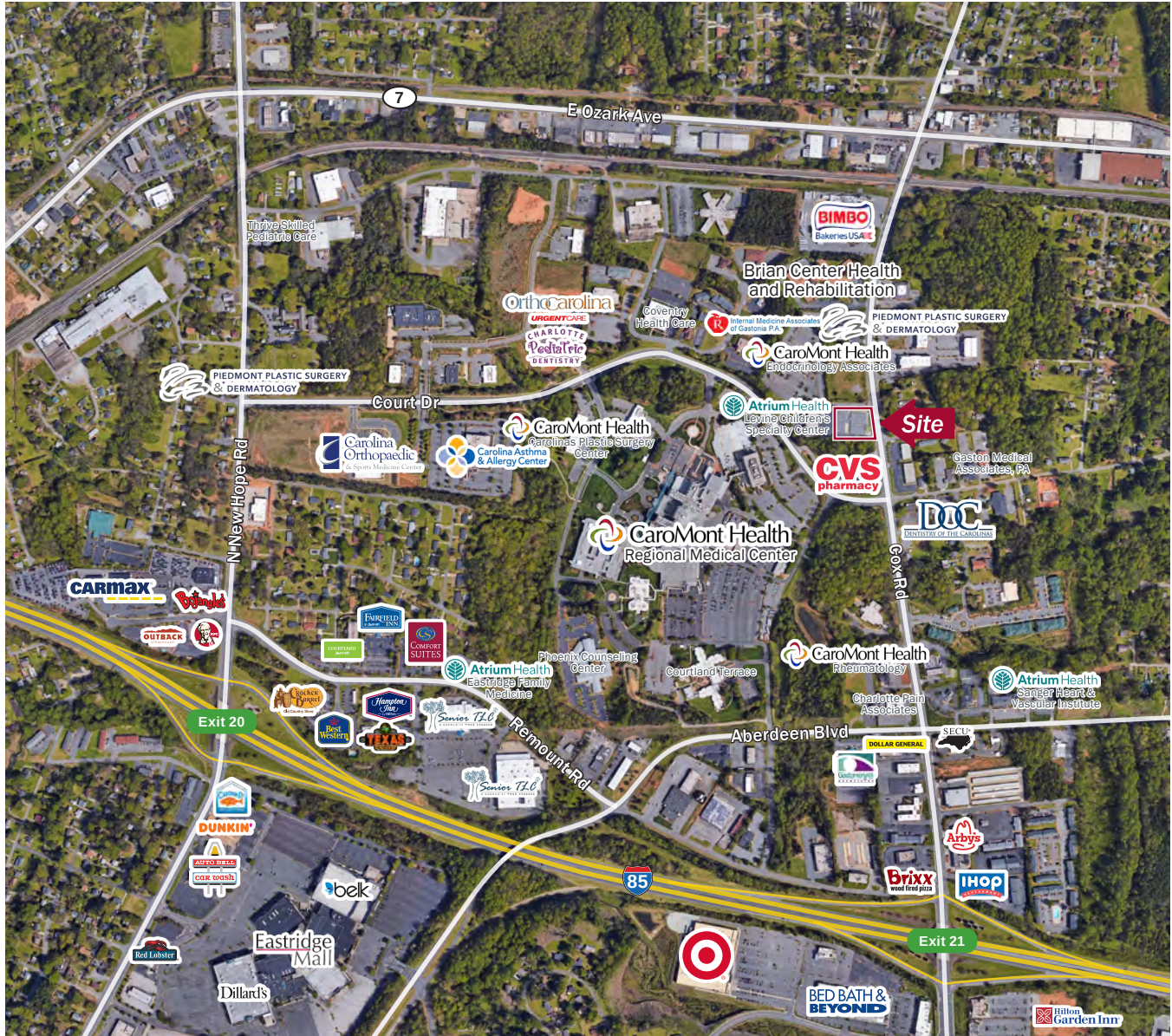
Brownstone Professional Ctr.

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Suite B: 3,085 SF

► Market Aerial

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► Building Photos

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► Demographics

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	1 mile	3 miles	5 miles
Population			
2000 Population	3,135	36,991	88,126
2010 Population	3,337	40,674	94,760
2020 Population	3,832	46,852	108,109
2025 Population	4,060	49,379	114,227
2000-2010 Annual Rate	0.63%	0.95%	0.73%
2010-2020 Annual Rate	1.36%	1.39%	1.29%
2020-2025 Annual Rate	1.16%	1.06%	1.11%
2020 Male Population	47.5%	47.7%	47.9%
2020 Female Population	52.5%	52.3%	52.1%
2020 Median Age	40.4	39.0	40.1

In the identified area, the current year population is 108,109. In 2010, the Census count in the area was 94,760. The rate of change since 2010 was 1.29% annually. The five-year projection for the population in the area is 114,227 representing a change of 1.11% annually from 2020 to 2025. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 40.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	68.8%	62.9%	66.3%
2020 Black Alone	15.8%	24.8%	23.4%
2020 American Indian/Alaska Native Alone	0.6%	0.5%	0.5%
2020 Asian Alone	1.3%	1.7%	1.8%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	11.1%	6.9%	5.2%
2020 Two or More Races	2.4%	3.1%	2.8%
2020 Hispanic Origin (Any Race)	17.0%	12.5%	9.8%

Persons of Hispanic origin represent 9.8% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 59.3 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	43	57	67
2000 Households	1,129	15,013	34,815
2010 Households	1,177	16,100	37,146
2020 Total Households	1,349	18,358	42,147
2025 Total Households	1,434	19,315	44,477
2000-2010 Annual Rate	0.42%	0.70%	0.65%
2010-2020 Annual Rate	1.34%	1.29%	1.24%
2020-2025 Annual Rate	1.23%	1.02%	1.08%
2020 Average Household Size	2.62	2.48	2.52

The household count in this area has changed from 37,146 in 2010 to 42,147 in the current year, a change of 1.24% annually. The five-year projection of households is 44,477, a change of 1.08% annually from the current year total. Average household size is currently 2.52, compared to 2.50 in the year 2010. The number of families in the current year is 28,063 in the specified area.

► Demographics

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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	11.1%	11.8%	11.8%
Median Household Income			
2020 Median Household Income	\$40,699	\$47,649	\$50,753
2025 Median Household Income	\$43,737	\$50,339	\$52,958
2020-2025 Annual Rate	1.45%	1.10%	0.85%
Average Household Income			
2020 Average Household Income	\$52,775	\$61,998	\$67,363
2025 Average Household Income	\$57,437	\$66,987	\$73,633
2020-2025 Annual Rate	1.71%	1.56%	1.80%
Per Capita Income			
2020 Per Capita Income	\$19,118	\$24,514	\$26,449
2025 Per Capita Income	\$20,731	\$26,423	\$28,862
2020-2025 Annual Rate	1.63%	1.51%	1.76%

Households by Income

Current median household income is \$50,753 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$52,958 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$67,363 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$73,633 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$26,449 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$28,862 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	197	185	185
2000 Total Housing Units	1,216	16,142	37,268
2000 Owner Occupied Housing Units	645	8,471	21,292
2000 Renter Occupied Housing Units	484	6,542	13,523
2000 Vacant Housing Units	87	1,129	2,453
2010 Total Housing Units	1,328	17,863	41,445
2010 Owner Occupied Housing Units	670	8,882	22,411
2010 Renter Occupied Housing Units	507	7,218	14,735
2010 Vacant Housing Units	151	1,763	4,299
2020 Total Housing Units	1,493	20,056	46,309
2020 Owner Occupied Housing Units	739	9,811	24,649
2020 Renter Occupied Housing Units	610	8,547	17,498
2020 Vacant Housing Units	144	1,698	4,162
2025 Total Housing Units	1,583	21,037	48,699
2025 Owner Occupied Housing Units	788	10,303	26,015
2025 Renter Occupied Housing Units	646	9,012	18,462
2025 Vacant Housing Units	149	1,722	4,222

Currently, 53.2% of the 46,309 housing units in the area are owner occupied; 37.8%, renter occupied; and 9.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 41,445 housing units in the area - 54.1% owner occupied, 35.6% renter occupied, and 10.4% vacant. The annual rate of change in housing units since 2010 is 5.06%. Median home value in the area is \$143,477, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.11% annually to \$151,652.

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