

Cramerton MOB



3825 S NEW HOPE RD | GASTONIA, NC

OWNER/USER OPPORTUNITY | CHARLOTTE MSA

Call for Pricing



NEW CONSTRUCTION

FOR SALE OR LEASE

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3825 S NEW HOPE ROAD, GASTONIA, NORTH CAROLINA

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The information provided is without warranty or any representation of accuracy, timeliness, reliability or completeness.

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Property Overview

Executive Summary

Property Details

Address	3825 S New Hope Road Gastonia, NC 28056
Total Square Footage	±13,200 SF Across Two (2) 6,600 SF Buildings on ±1.77 Acres
Year Built	2026 & TBD
Signage	Building and Monument
Tax Parcel #	3574423064
County	Gaston County
Access	New Hope Road, 15,500 AADT

Call for Pricing



HIGHLIGHTS

Purpose-built modern-medical office development positioned at the center of a rapidly growing population base driving long-term healthcare demand.

Located adjacent to a luxury 55+ active-adult community, providing direct access to a healthcare-driven patient base.

Positioned within a rapidly expanding corridor with nearly 4,900 existing and planned residential units within three miles.

Affluent demographics featuring average household incomes exceeding \$126,000 within a 3-mile radius and \$159,000 within a 1-mile radius.

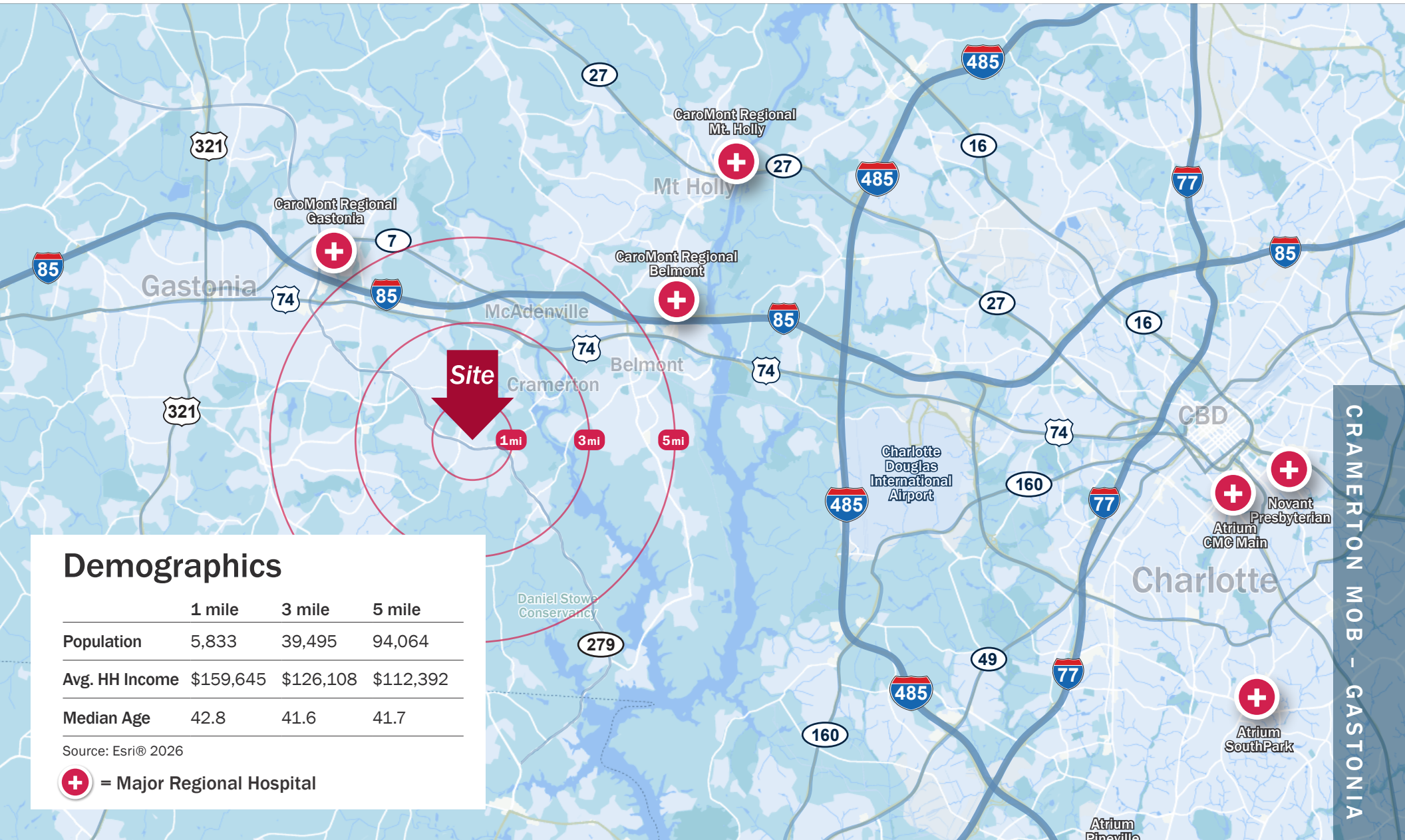
Flexible suite configurations from ±1,500 SF to ±6,600 SF accommodate a variety of medical and specialty care users.

Designed for outpatient healthcare operations with dedicated patient parking and a 5:1,000 parking ratio.

Strategically located near CaroMont Regional Medical Center-Belmont and the broader Charlotte healthcare network.

High-visibility location on South New Hope Road with monument signage opportunities and exposure to 15,500 vehicles daily.

Property Overview | Location & Medical Centers



Demographics

	1 mile	3 mile	5 mile
Population	5,833	39,495	94,064
Avg. HH Income	\$159,645	\$126,108	\$112,392
Median Age	42.8	41.6	41.7

Source: Esri® 2026

 = Major Regional Hospital

CRAMERTON MOB - GASTONIA

Property Overview | Market Aerial






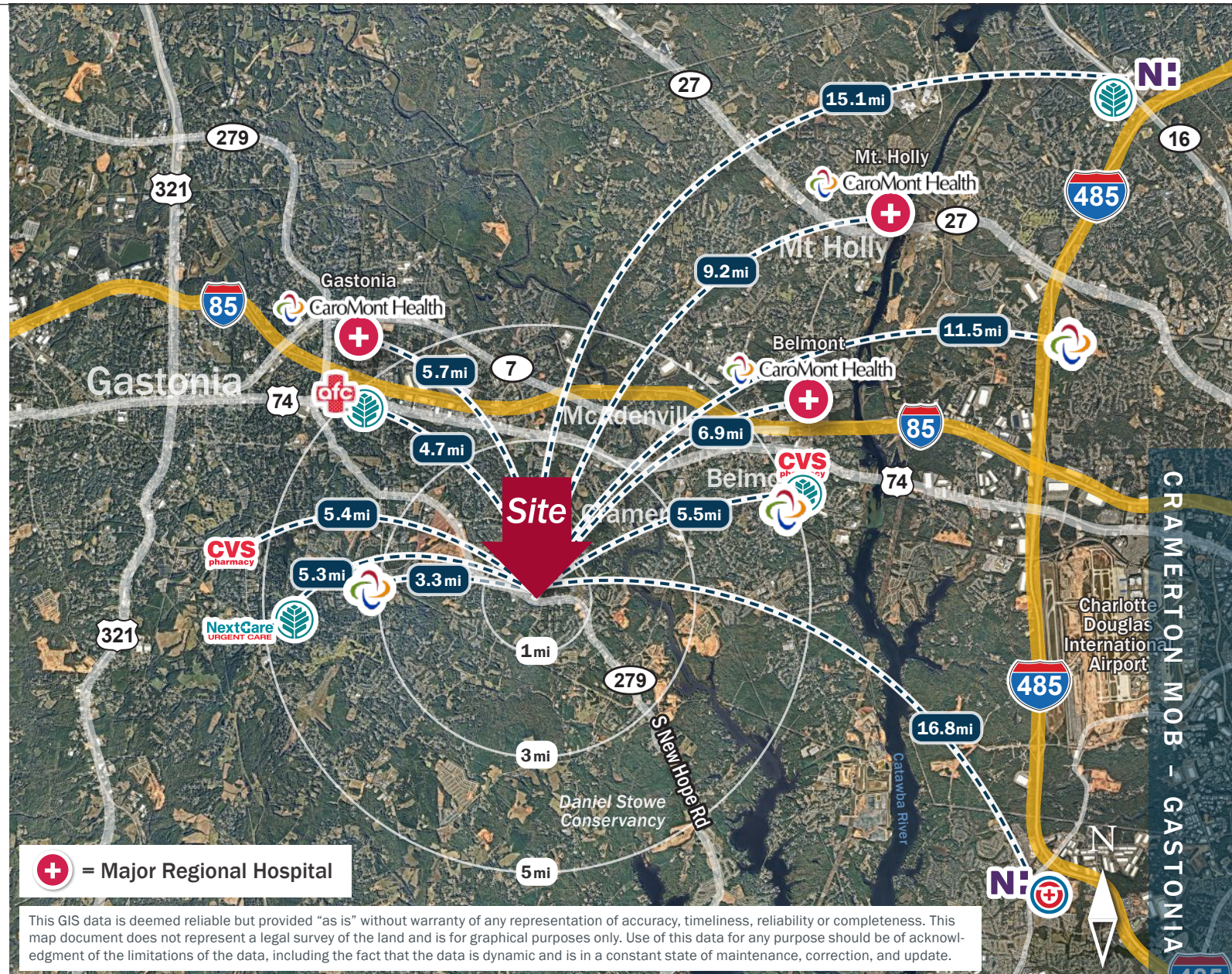
This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.

Property Overview | Regional Medical Market

Medical Centers & Urgent Care

Driving Distance from Site

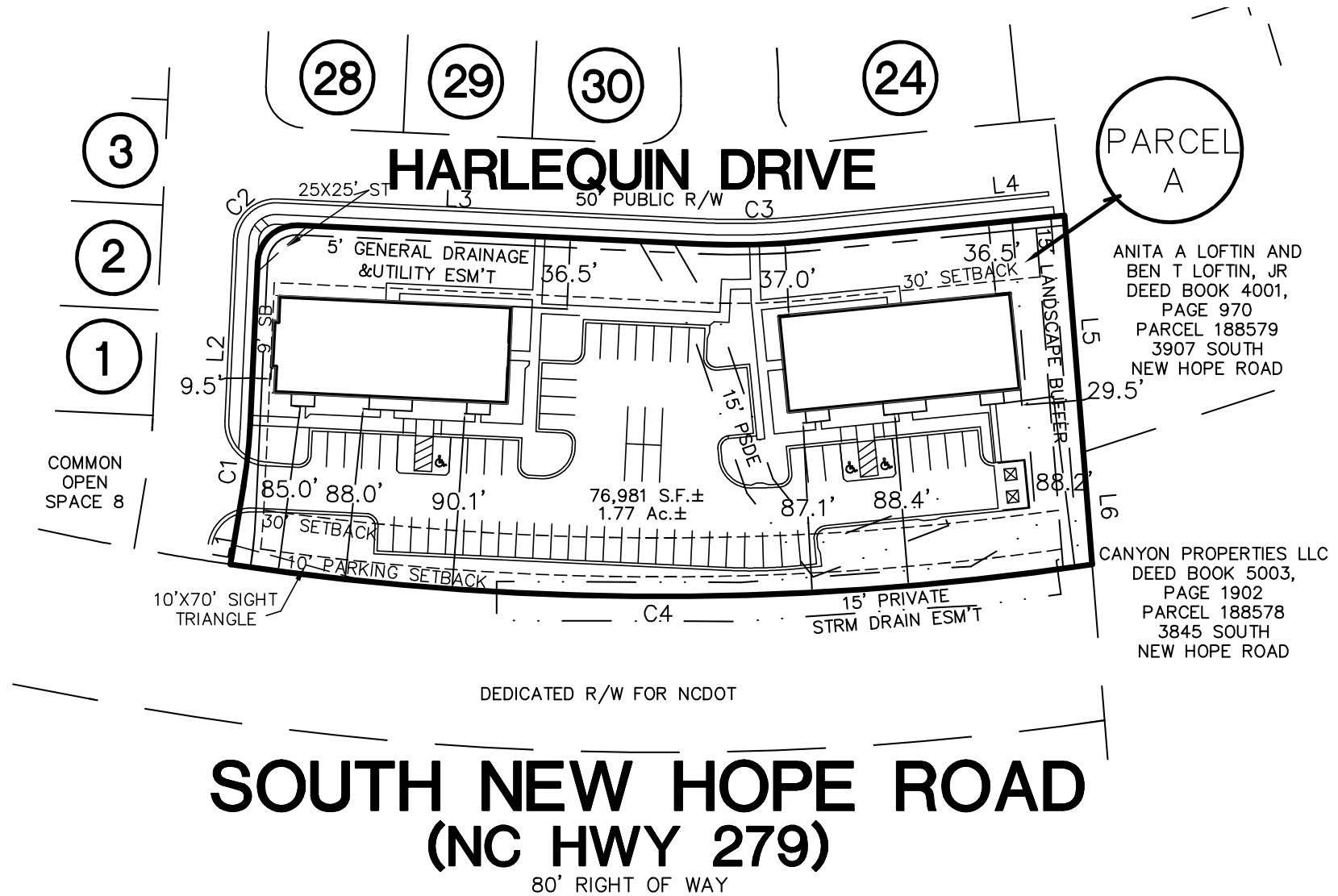
 CaroMont Regional Medical Center – Gastonia	5.7 miles
 CaroMont Regional Medical Center – Belmont	6.9 miles
 CaroMont Regional Medical Center – Mt. Holly	9.2 miles
CaroMont Urgent Care – Gaston Day	3.3 miles
AFC & Atrium Urgent Care	4.7 miles
Atrium Urgent Care & NextCare Urgent Care	5.3 miles
CVS MinuteClinic	5.4 miles
CVS MinuteClinic and Atrium & CaroMont Urgent Care	5.5 miles
CaroMont Urgent Care – Moores Chapel	11.5 miles
NovantHealth Go & Atrium Urgent Care Mt. Holly	15.1 miles
NovantHealth Go & OneSpotMD Steele Creek	16.8 miles



Property Overview | Site Plan



Property Overview | Survey



CRAMERTON MOB - GASTONIA

Property Overview | Property Photos



June 2026

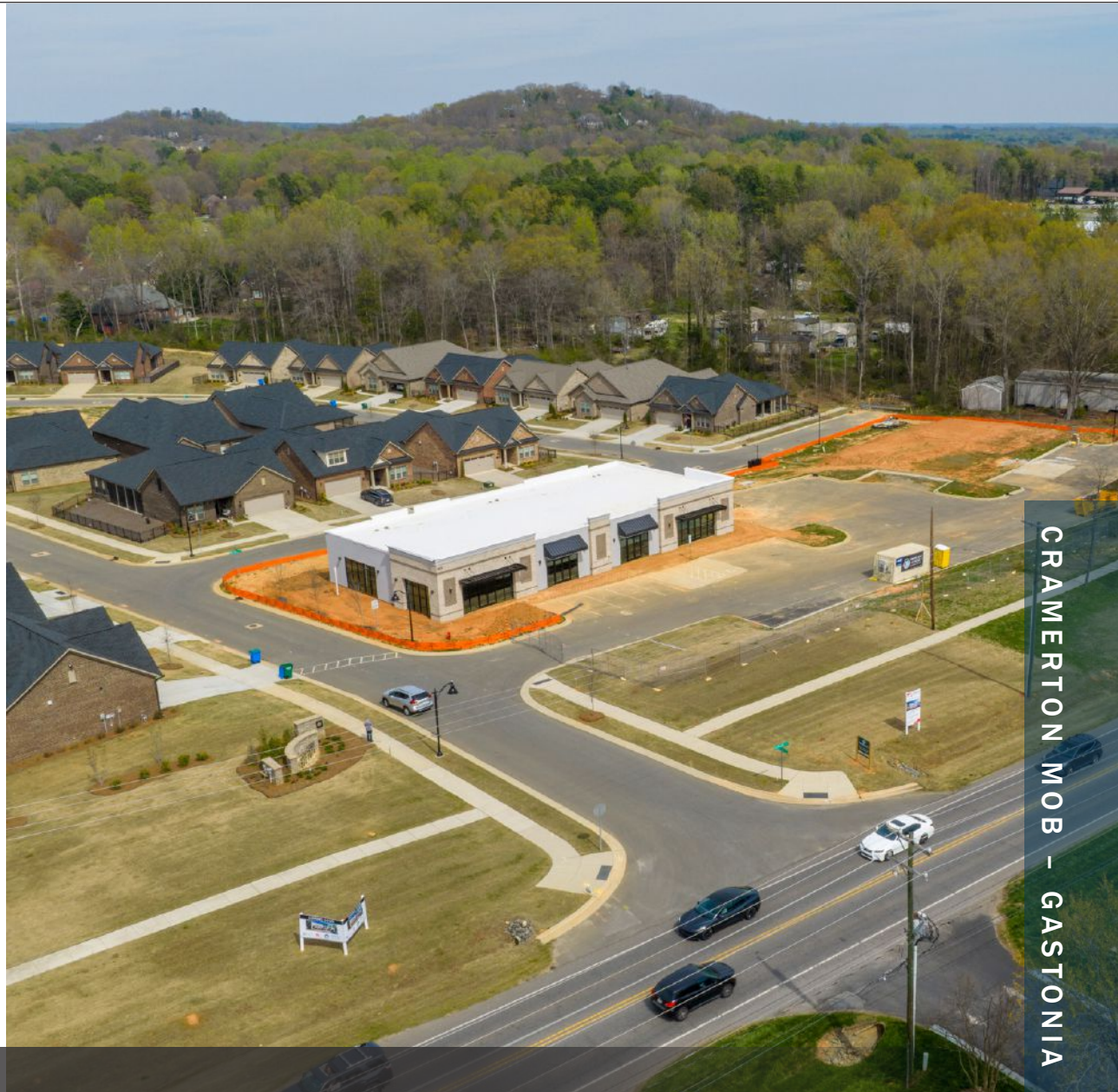


April 2026



CRAMERTON MOB - GASTONIA

Property Overview | Property Photos



Property Overview | Road Widening Plan

PUBLIC MEETING MAP

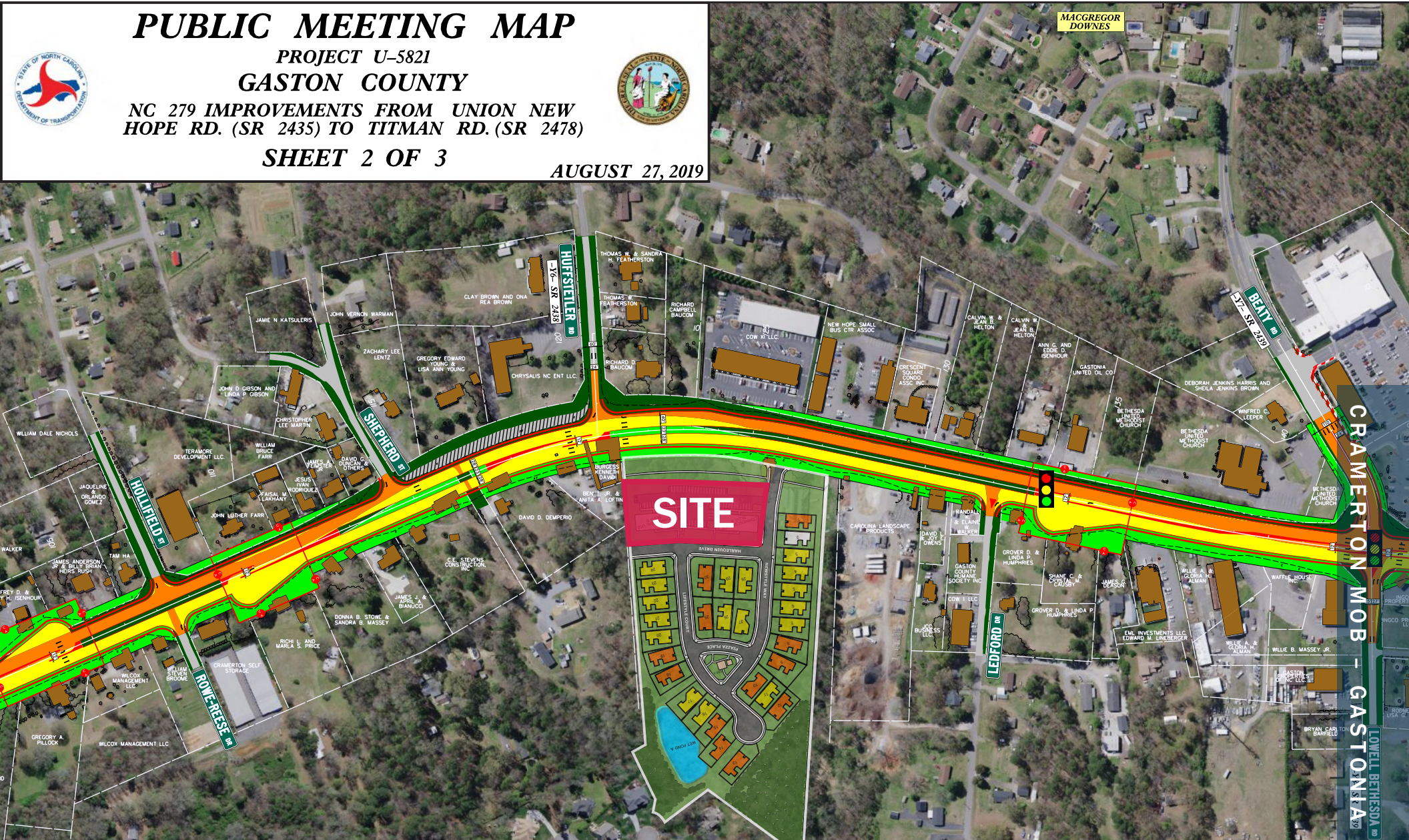
PROJECT U-5821

GASTON COUNTY

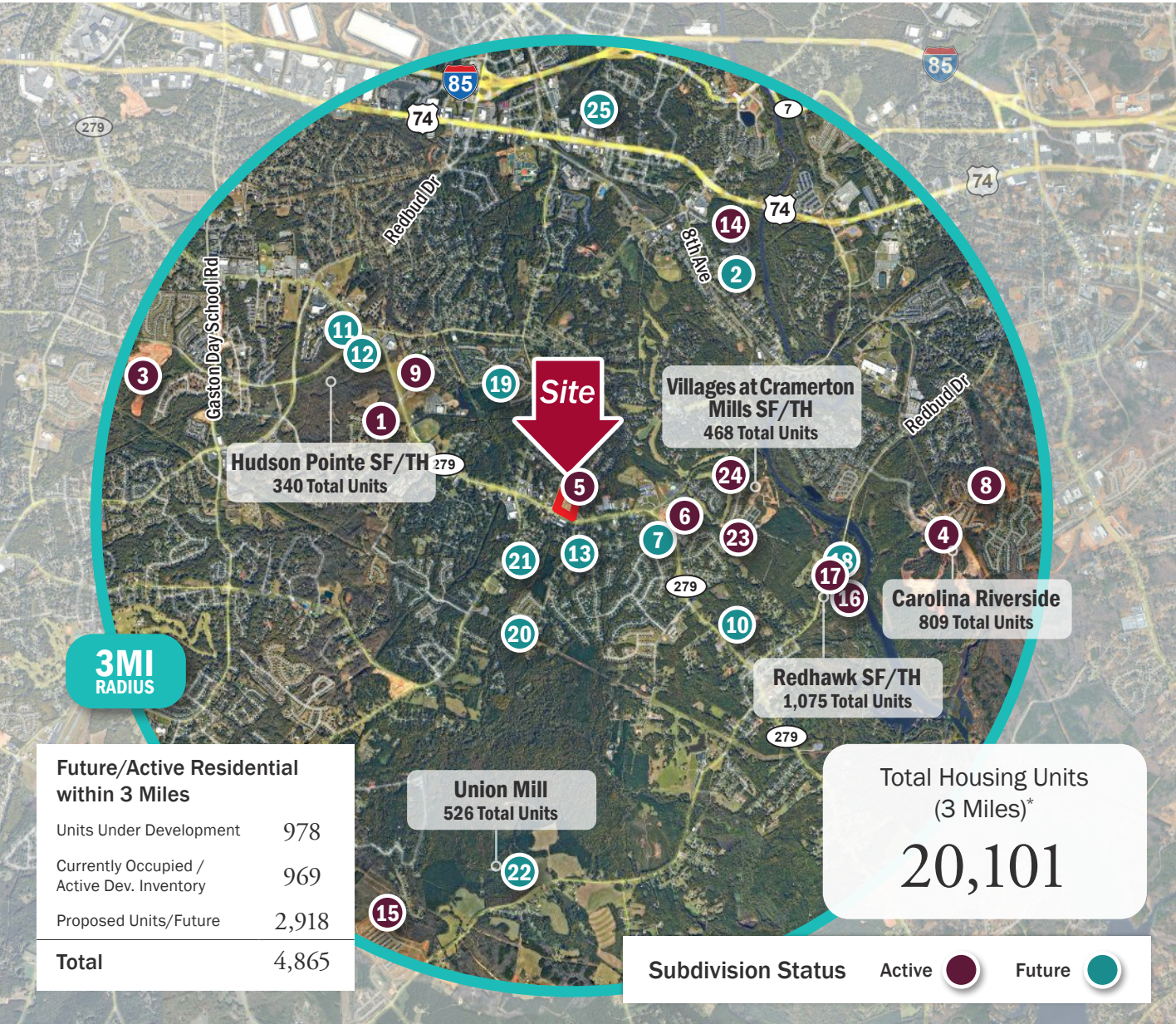
NC 279 IMPROVEMENTS FROM UNION NEW HOPE RD. (SR 2435) TO TITMAN RD. (SR 2478)

SHEET 2 OF 3

AUGUST 27, 2019



Market Overview | Residential Activity



Future/Active Residential within 3 Miles	
Units Under Development	978
Currently Occupied / Active Dev. Inventory	969
Proposed Units/Future	2,918
Total	4,865

Total Housing Units (3 Miles)*
20,101

Subdivision Status Active ● Future ●

Subdivision	Future	Total
1 Avalon Gaston	37	362
2 Brooklyn Ave TH	15	15
3 Camber Woods		161
4 Carolina Riverside	362	809
5 Courtyards on New Hope		30
6 Cramer Estates	47	116
7 Cramer Village TH	94	94
8 Enclave at Belmont		36
9 Founders Landing		43
10 Foxcroft Ridge	108	108
11 Hudson Pointe/SF	207	207
12 Hudson Pointe/TH	133	133
13 Huffstetler Road	52	52
14 Millstone TH		66
15 Nolen Farm/TH		127
16 Redhawk/SF	597	802
17 Redhawk/TH	273	273
18 Riverloom on the Southfork	61	61
19 South New Hope Village	93	93
20 Spring Haven	104	104
21 Taylor Creek (P)	11	11
22 Union Mill	526	526
23 Villages at Cramerton/SF	174	298
24 Villages at Cramerton/TH		170
25 Willow Creek Meadows TH	168	168
Total Units	2,918	4,865

*Source: Zonda & Esri 2025, given 16,205 non-rented units within 3 miles. Total is less than current inventory of Active/Future homes (969). Apartments not included.

CRAMERTON MOB - GASTONIA

Market Overview | Economic Growth

Cramer Mountain Club

Memberships here are unlike anywhere else. Our country club located just outside of Charlotte, NC is building a whole new type of membership experience. In essence, we have everything you want in a private club with none of the pretenses and old-fashioned restrictions. The result is a progressive, laid-back, fun filled retreat right in your back yard! Too many old-fashioned country clubs have enough rules and irritations, your club shouldn't! We guarantee that we are not one of them. It's time your family joined the fun!

Stuart Warren Cramer was a high profile figure in the late 19th and early 20th centuries. He designed 150 mills and owned 11 mills under the business name Mays Mills Inc. in 1915. Two necessities for mills of the era were water and transportation. The South Fork River provided water, and the Southern Railroad ran directly through the Cramer property. Mill villages, built in close proximity to the mills, provided housing for its workers. At the turn of the century, Cramer was responsible for creating a 'model village' which today is known as the town of Cramerton.

Source: <https://www.cramermountainclub.org/>



CRAMERTON MOB - GASTONIA

Market Overview | Economic Growth

CaroMont Regional Medical Centers

CaroMont Health is the prominent source for medical care in Gaston County. With three regional hospitals in the area, Cramerton sits at the epicenter of the county's historic healthcare expansion.

- New 4-floor Critical Care Tower — 176,811 SF added in 2023
- Pediatric Care Center & nationally accredited Cancer Center
- Level III NICU & state-of-the-art birthing center
- One of NC's 5 busiest ERs with 400+ patients per day
- 900 providers across 43 primary specialties

CaroMont Regional Medical Center
Belmont

Level III

Trauma Center

250k

Patients/Year

\$130M

Recent Expansion

\$400M

CaroMont Capital Invested in Gaston Co.

530+

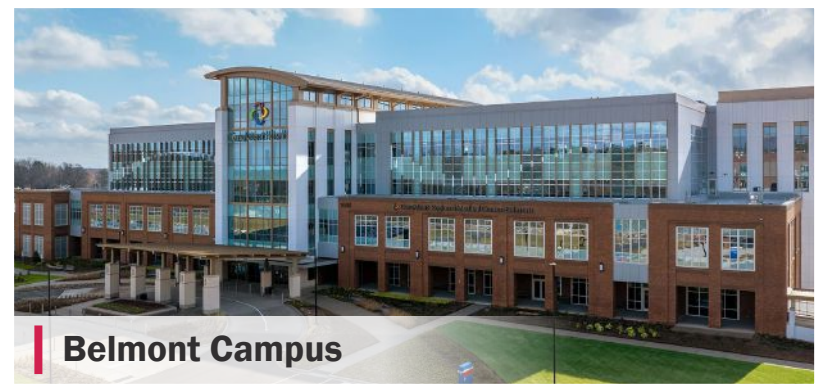
Licensed Hospital Beds in the Market

145

Additional Beds Identified as Needed

350+

New Healthcare Jobs Created



Belmont Campus



Gastonia Campus



Mt. Holly Campus

CRAMERTON MOB - GASTONIA

Demographics | Executive Summary

Population	1 mile	3 miles	5 miles
2010 Population	3,997	30,281	75,267
2020 Population	4,913	36,060	88,090
2025 Population	5,833	39,495	94,064
2030 Population	6,434	41,644	98,002
2010-2020 Annual Rate	2.08%	1.76%	1.59%
2020-2025 Annual Rate	3.32%	1.75%	1.26%
2025-2030 Annual Rate	1.98%	1.07%	0.82%

Age	1 mile	3 miles	5 miles
2025 Median Age	42.8	41.6	41.7
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	72.5%	68.9%	66.4%
Black Alone	13.7%	15.9%	17.7%
American Indian Alone	0.5%	0.4%	0.4%
Asian Alone	4.2%	3.0%	2.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.1%	4.2%	5.2%
Two or More Races	7.0%	7.5%	7.5%
Hispanic Origin	6.1%	9.2%	10.3%
Diversity Index	51.2	57.6	60.7

Households	1 mile	3 miles	5 miles
2010 Total Households	1,437	11,790	29,963
2020 Total Households	1,808	14,302	35,696
2025 Total Households	2,188	16,205	39,354
2030 Total Households	2,467	17,414	41,803
2010-2020 Annual Rate	2.32%	1.95%	1.77%
2020-2025 Annual Rate	3.70%	2.41%	1.88%
2025-2030 Annual Rate	2.43%	1.45%	1.21%
2025 Average Household Size	2.65	2.43	2.35
Wealth Index	152	116	98

Data Note: For the United States, Esri provides advanced demographics datasets developed by Esri. These datasets may also include source material supplied by the U.S. Census Bureau, the U.S. Census Bureau's American Community Survey, the U.S. Bureau of Labor Statistics, MRI-Simmons, Applied Geographic Solutions (AGS), and Kalibrate. Esri also provides ArcGIS Places datasets for the United States sourced from data supplied by Data Axle and SafeGraph.

U.S. geographic boundaries include information supplied by the U.S. Census Bureau, Nielsen (2024-2025), TomTom (2024), and Uber. Visit [Where to find ArcGIS Data](#) to learn more about using advanced demographics and ArcGIS Places.

Demographics | Executive Summary



Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	20.5%	22.5%	26.5%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$123,182	\$100,707	\$82,181
2030 Median Household Income	\$138,796	\$111,687	\$95,023
2025-2030 Annual Rate	2.42%	2.09%	2.95%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$159,645	\$126,108	\$112,392
2030 Average Household Income	\$180,842	\$141,408	\$126,118

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$59,114	\$52,101	\$46,966
2030 Per Capita Income	\$68,450	\$59,528	\$53,713
2025-2030 Annual Rate	2.98%	2.70%	2.72%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	42.0	41.8	45.0

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	115	105	89
2010 Total Housing Units	1,564	12,877	32,827
2010 Owner Occupied Hus (%)	86.6%	72.4%	66.7%
2010 Renter Occupied Hus (%)	13.4%	27.6%	33.3%
2010 Vacant Housing Units (%)	8.1%	8.4%	8.7%
2020 Housing Units	1,909	15,220	38,132
2020 Owner Occupied HUs (%)	85.9%	70.0%	64.5%
2020 Renter Occupied HUs (%)	14.1%	29.9%	35.5%
Vacant Housing Units	6.2%	6.0%	6.3%
2025 Housing Units	2,333	17,095	41,914
Owner Occupied Housing Units	84.9%	72.3%	66.0%
Renter Occupied Housing Units	15.1%	27.7%	34.0%
Vacant Housing Units	6.2%	5.2%	6.1%
2030 Total Housing Units	2,634	18,395	44,431
2030 Owner Occupied Housing Units	2,134	12,958	28,213
2030 Renter Occupied Housing Units	333	4,456	13,590
2030 Vacant Housing Units	167	981	2,628



Working Together

Office | Medical | Industrial | Retail | Land | Investment

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