

# Franklin Square

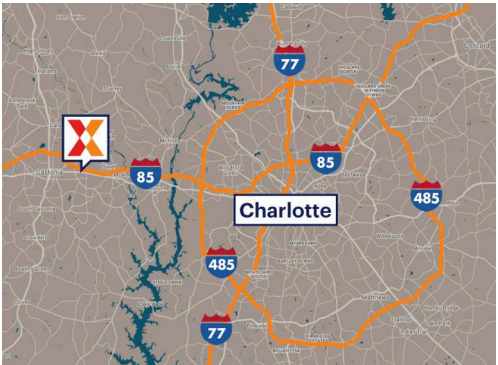
Charlotte-Concord-Gastonia, NC-SC

35.2625, -81.1251

2900-3086 East Franklin Blvd | Gastonia, NC 28056



Center Size: 317,824 SF



| Demographics | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------|----------|----------|----------|
| 👤            | 3,479    | 47,570   | 114,811  |
| 🏠            | 1,403    | 19,465   | 46,263   |
| 💰            | \$96,296 | \$84,875 | \$86,599 |

Located in dominant retail node in Gastonia with over 1.1M Sq Ft of retail space in multiple centers

Benefit from traffic draw of a Walmart Supercenter-anchored center and national retailers including Ross, Best Buy, Michaels, Five Below, Skechers, Boot Barn & PopShelf

Highly trafficked center drawing an estimated 6.2M annual visits (Placer.ai 2024)

Convenient access from I-85, with 110,000 daily vehicles, and US 29-74/E Franklin Blvd, with 24,000 daily vehicles (Kalibrate 2020)

Close proximity to Caromont Regional Medical Center with 435-beds (Dept of Homeland Security)

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## Available Space

|       |          |
|-------|----------|
| 001   | 700 SF   |
| 003   | 7,235 SF |
| 012   | 1,500 SF |
| 16/17 | 6,159 SF |
| 021   | 2,812 SF |
| 025   | 3,162 SF |
| 026   | 2,500 SF |
| 034   | 2,746 SF |
| 035   | 3,178 SF |
| 036   | 1,500 SF |
| 038   | 1,355 SF |
| 043   | 1,375 SF |

## Current Retailers

|         |                               |            |       |                     |            |
|---------|-------------------------------|------------|-------|---------------------|------------|
| N.A.P.  | Lowe's                        | 126,011 SF |       | Financial           |            |
| N.A.P.1 | The Home Depot                | 133,711 SF | 024   | Hire Dynamics       | 1,388 SF   |
| N.A.P.3 | Krispy Kreme                  | 0 SF       | 27-31 | pOpshelf            | 10,465 SF  |
| N.A.P.4 | McDonald's                    | 0 SF       | 032   | GNC                 | 1,800 SF   |
| N.A.P.5 | N.A.P.                        | 4,000 SF   | 033   | Five Below          | 11,400 SF  |
| N.A.P.6 | Verizon Wireless              | 0 SF       | 037   | Mattress Firm       | 6,150 SF   |
| 002A    | Chex Grill                    | 1,765 SF   | 039A  | Leslie's Pool       | 3,011 SF   |
| 002B    | Franklin Sq                   | 4,005 SF   |       | Supplies            |            |
|         | Orthodontic & Pedi            |            | 041   | Peking Garden       | 1,750 SF   |
|         |                               |            | 042   | Poke Bros           | 1,200 SF   |
| 005     | Caribbean Hut                 | 1,603 SF   | 044   | Chili's Grill & Bar | 4,343 SF   |
|         | Restaurant                    |            | 045   | Bank of America     | 200 SF     |
| 006     | Once Upon a Child             | 4,000 SF   | 046   | Truist              | 200 SF     |
|         |                               |            | 100   | CenterWell          | 9,575 SF   |
| 007     | Landry's Barber Shoppe        | 2,087 SF   | 100A  | SKECHERS            | 8,500 SF   |
|         |                               |            | 200   | Michaels            | 20,494 SF  |
| 008/009 | Hibbett Sports                | 5,200 SF   | 300   | Dollar Tree         | 22,950 SF  |
| 010     | Rio Body Wax                  | 1,500 SF   | 400   | Walmart             | 198,897 SF |
| 011     | Anne's Nails                  | 5,787 SF   | 501   | Ross Dress for Less | 30,187 SF  |
| 013     | The Unfinished Furniture Shop | 3,000 SF   |       |                     |            |
|         |                               |            | 502   | Bealls              | 25,000 SF  |
| 014     | Boost Mobile                  | 1,500 SF   | 600   | Pep Boys            | 8,300 SF   |
| 015     | H&R Block                     | 1,080 SF   | 600A  | Boot Barn           | 14,000 SF  |
| 018     | Rainbow                       | 6,535 SF   | 700   | Best Buy            | 46,675 SF  |
| 019     | Cato                          | 4,800 SF   |       |                     |            |
| 020     | GameStop                      | 2,700 SF   |       |                     |            |
| 023     | OneMain                       | 2,852 SF   |       |                     |            |

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