

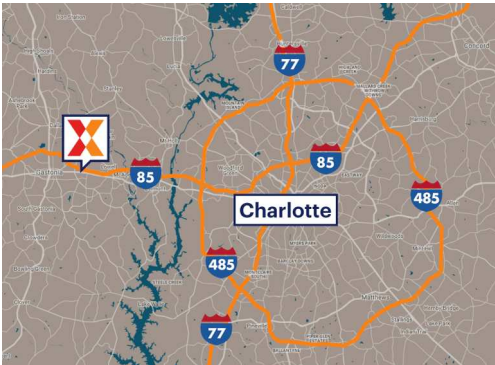
Franklin Square

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
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	020	GameStop	2,700 SF
N.A.P.1	The Home Depot	133,711 SF	023	OneMain Financial	2,852 SF
N.A.P.3	Krispy Kreme	0 SF		Hire Dynamics	1,388 SF
N.A.P.4	McDonald's	0 SF	024	pOpshelf	10,465 SF
N.A.P.5	N.A.P.	4,000 SF	27-31	GNC	1,800 SF
N.A.P.6	Verizon Wireless	0 SF	032	Five Below	11,400 SF
002A	Chex Grill	1,765 SF	033	Mattress Firm	6,150 SF
002B	Franklin Sq	4,005 SF	037	Leslie's Pool Supplies	3,011 SF
	Orthodontic & Pedi		039A	Peking Garden	1,750 SF
005	Caribbean Hut Restaurant	1,603 SF	041	Poke Bros	1,200 SF
006	Once Upon a Child	4,000 SF	042	Chili's Grill & Bar	4,343 SF
007	Landry's Barber Shoppe	2,087 SF	044	Bank of America	200 SF
			045	Truist	200 SF
008/009	Hibbett Sports	5,200 SF	046	CenterWell	9,575 SF
010	Rio Body Wax	1,500 SF	100	SKECHERS	8,500 SF
011	Anne's Nails	5,787 SF	100A	Michaels	20,494 SF
012	Republic Finance	1,500 SF	200	Dollar Tree	22,950 SF
013	The Unfinished Furniture Shop	3,000 SF	300	Walmart	198,897 SF
			400	Ross Dress for Less	30,187 SF
014	Boost Mobile	1,500 SF	501	Bealls	25,000 SF
015	H&R Block	1,080 SF	502	Pep Boys	8,300 SF
16/17	SHOE DEPT.	6,159 SF	600	Boot Barn	14,000 SF
018	Rainbow	6,535 SF	600A	Best Buy	46,675 SF
019	Cato	4,800 SF	700		

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