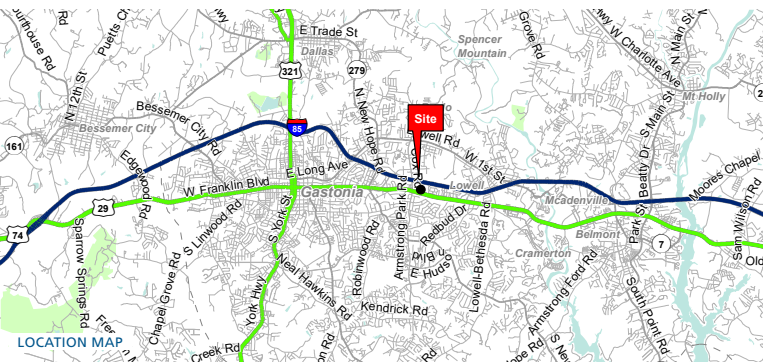




TOYS R US BOX

2830 EAST FRANKLIN BLVD. | GASTONIA, NORTH CAROLINA 28056



PROPERTY INFORMATION

PRICE: Call for Details
ACERAGE: ± 6.4 Acres
SIZE: 56,099 SF

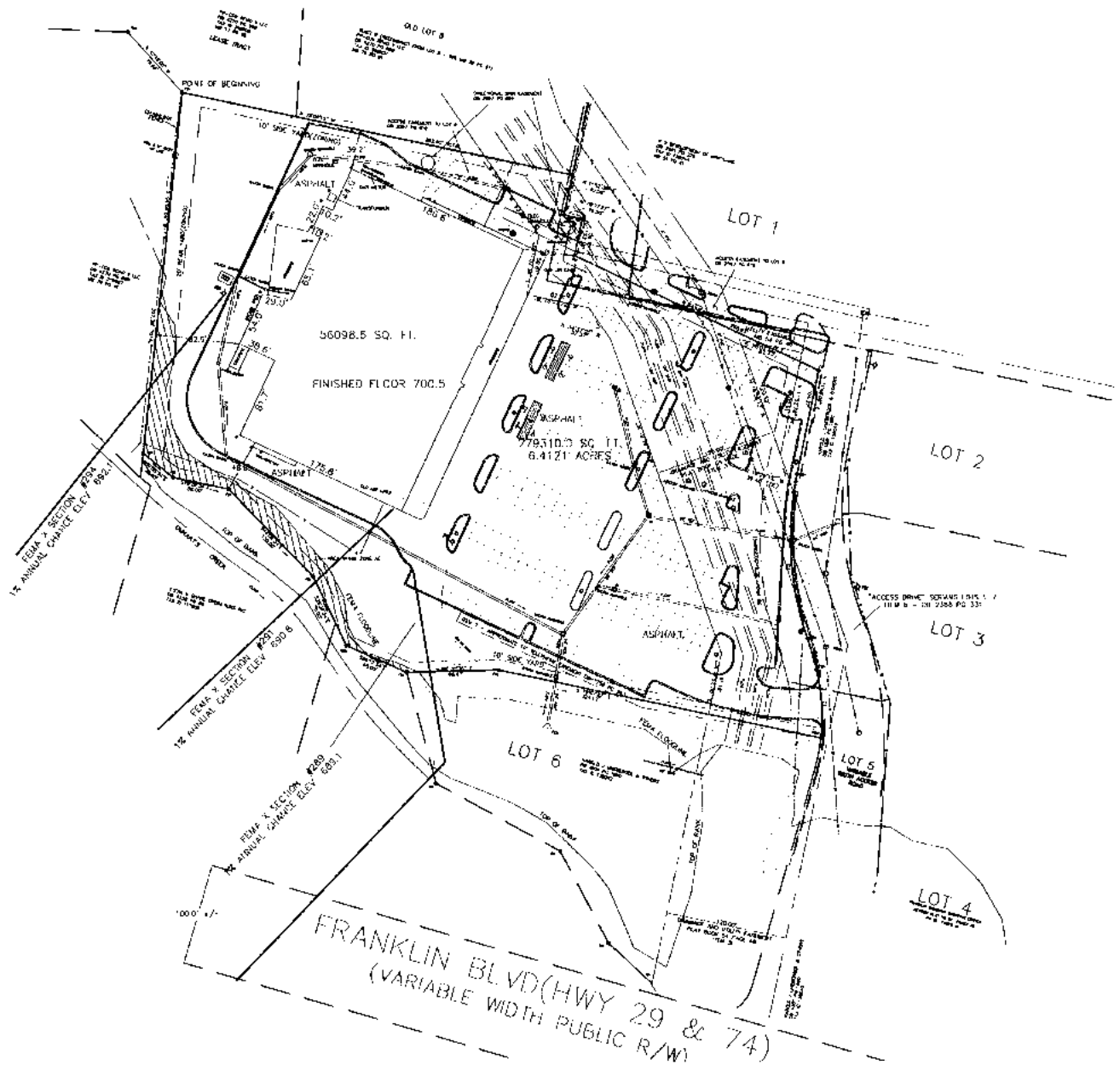
PROPERTY HIGHLIGHTS

- Located in the heart of the E Franklin Blvd. retail corridor
- Traffic Light Access
- Area retailers include: Walmart, Lowe's, Kohl's, Best Buy, Michaels, Ross, PetSmart, etc.

DEMOGRAPHICS (2016)	1 MILE	3 MILE	5 MILE
POPULATION	3,033	44,951	101,055
AVERAGE HH INCOME	\$66,542	\$58,878	\$58,639
MEDIAN HH INCOME	\$51,350	\$48,253	\$46,922
BUSINESS ESTABLISHMENTS	270	2,708	4,767
DAYTIME EMPLOYMENT	3,173	27,278	48,874

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TRAFFIC COUNTS 2016 (NCDOT)

- 39,000 VPD on E Franklin Blvd.

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