

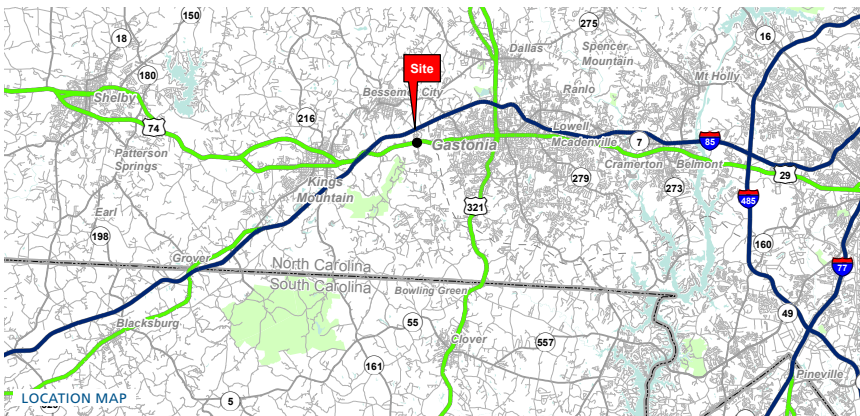


**THE  
PROVIDENCE GROUP**  
EXCELLENCE IN RETAIL REAL ESTATE

**FOR LEASE**

# 1,200 SF SPACE FOR LEASE

3860 FRANKLIN BLVD | GASTONIA, NC 28052



## PROPERTY INFORMATION

|               |             |
|---------------|-------------|
| SF AVAILABLE: | 1,200 SF    |
| LEASE RATE:   | Please Call |
| TICAM:        | \$4.50 / SF |

## PROPERTY HIGHLIGHTS

- Outparcel building in front of Food Lion anchored shopping center.
- Excellent visibility on Hwy 74 (16,000 VPD)
- Shopping center is less than 0.5 miles from the I-85 interchange.

## DEMOGRAPHICS (2016)

|                         | 1 MILE   | 3 MILE   | 5 MILE   |
|-------------------------|----------|----------|----------|
| POPULATION              | 1,673    | 21,935   | 60,302   |
| AVERAGE HH INCOME       | \$49,951 | \$41,889 | \$42,128 |
| MEDIAN HH INCOME        | \$44,096 | \$32,682 | \$33,139 |
| BUSINESS ESTABLISHMENTS | 51       | 678      | 2,583    |
| DAYTIME EMPLOYMENT      | 435      | 7,619    | 27,683   |

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## TRAFFIC COUNTS 2016 (NCDOT)

- 16,000 VPD on W Franklin Blvd. (just east of site)

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