

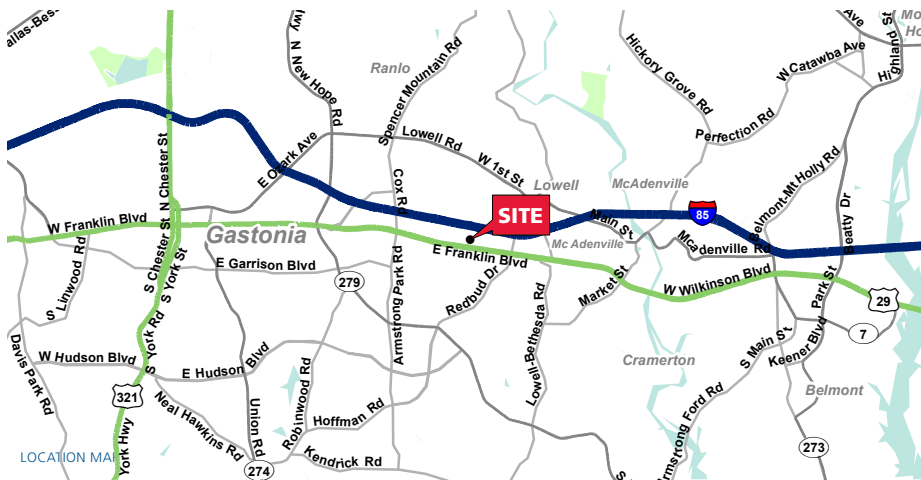


# FRANKLIN SQUARE III

3648 EAST FRANKLIN BLVD. | GASTONIA, NORTH CAROLINA



PROPERTY PHOTO



## LEASE INFORMATION

GLA:	272,181 SF
RATE:	Please Call
TICAM:	\$3.76 / SF
AVAILABLE:	1,600 SF - 9,000 SF

## PROPERTY DESCRIPTION

- Major Retailers: Kohl's, Books-A-Million, Old Navy, PetSmart, Gander Outdoors
- Located in commercial hub for metro region west of Charlotte.
- Gaston County is second largest county within Charlotte MSA
- Great visibility and parking

### DEMOGRAPHICS (2018)

	1 MILE	3 MILE	5 MILE
POPULATION	3,550	41,939	103,215
AVERAGE HH INCOME	\$76,037	\$65,141	\$68,613
MEDIAN HH INCOME	\$63,892	\$54,077	\$54,153
BUSINESS ESTABLISHMENTS	270	2,227	4,527
DAYTIME EMPLOYMENT	3,968	24,484	45,217

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## TRAFFIC COUNTS 2016 (NCDOT)

- 32,000 VPD on Franklin Blvd.
- 112,000 VPD on I-85.

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