

FORMER TIJUANA FLATS

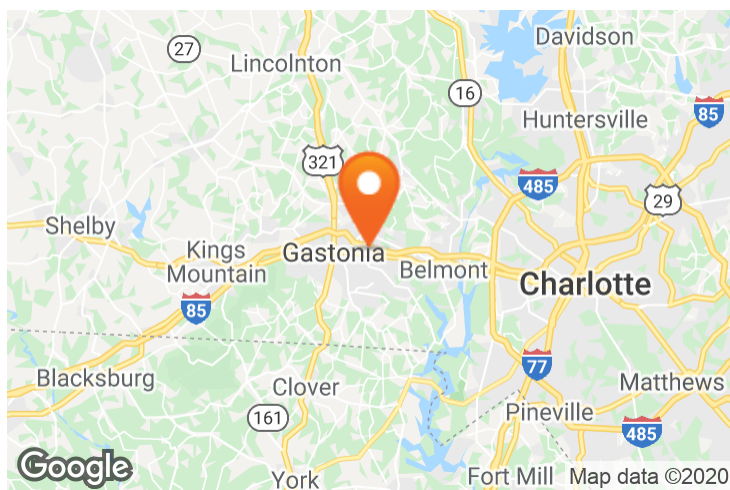
2280 E Franklin Boulevard, Gastonia, NC 28054

EXECUTIVE SUMMARY



LOCATION OVERVIEW

2,268 SF 2nd generation restaurant available in Gastonia, NC



PROPERTY HIGHLIGHTS

- 31 ft of frontage on E Franklin Blvd (U.S Route 74/29) - (23,000 AADT)
- Pylon signage available
- Direct access to the signalized intersection of Gaston Mall Drive and E Franklin Boulevard (U.S Route 74/29)
- 0.5 mile southwest of I-85 (Exit 21) - (123,000 AADT)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Population Density	2,531	53,406	109,479
2019 Daytime Population	12,263	34,312	49,566
2019 Median HH Income	\$53,677	\$47,333	\$47,510

EXCLUSIVE AGENT(S)

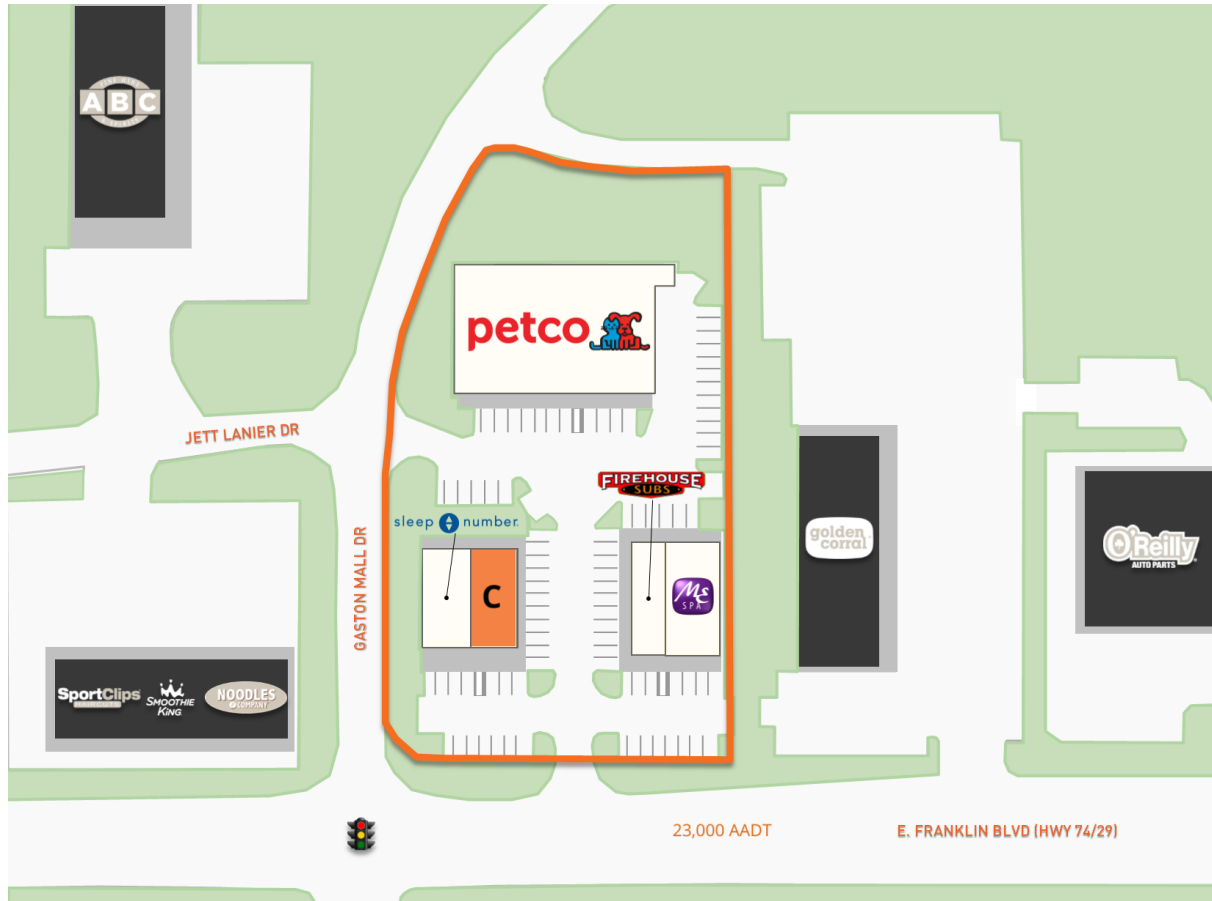
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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
A	Petco	12,831 SF
B	Sleep Number	2,387 SF
C	Available	2,268 SF
D	Firehouse Subs	2,020 SF
E	Massage Envy	3,038 SF

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