

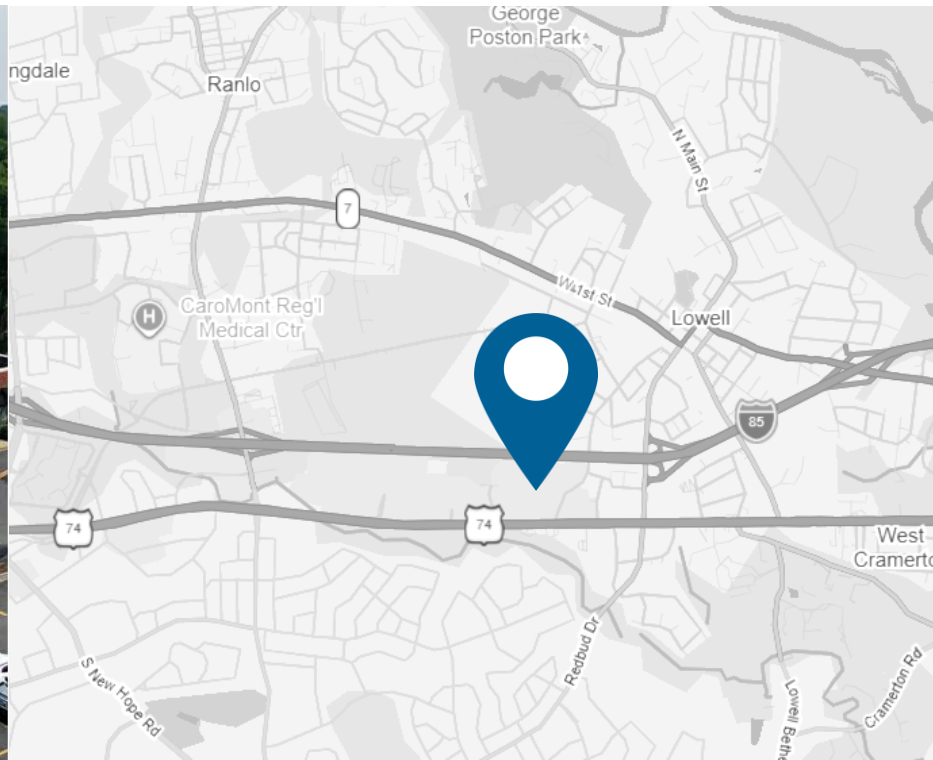


FOR LEASE

FRANKLIN SQUARE III

3648 East Franklin Blvd • Gastonia, NC

 **WATERSTONE**
PROPERTIES



FOR LEASE

Franklin Square III

3648 East Franklin Blvd • Gastonia, NC

3,400 – 5,284 SF

Available

272,181 SF

GLA

Waterstone Leasing

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DESCRIPTION

- The Franklin Sq III power center is located in the dominant retail corridor in Gastonia and has excellent access and visibility to Franklin Blvd and heavily traveled I-85 (121,000 VPD).
- The new 3.5 million square foot Gateway 85 industrial park just to the north of the property is fueling a rise in daytime population in the area.
- Gastonia is experiencing strong socioeconomic growth, driven by an influx of residents and businesses seeking affordability and proximity to Charlotte.

CO-TENANTS INCLUDE

KOHL'S

BAM!
BOOKS-A-MILLION

SEPHORA

M
MEN'S WEARHOUSE

OLD NAVY

Hallmark

TRAFFIC COUNTS

Franklin Blvd	25,500 ADT
I-85	121,000

Source: Placer.ai

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SUITE	TENANT	SF
10	Shane's Rib Shack	3,000 SF
20	Fantasy Nails	1,300 SF
30	Candy's Cheesecake	1,300 SF
40	Cosmo Prof	3,200 SF
45	Sally Beauty	2,400 SF
50	AVAILABLE	3,400 SF
55	AVAILABLE	5,284 SF
60	D1 Training	4,686 SF
70	Dollar Tree	11,970 SF
80	Old Navy	15,000 SF
90	Petsmart	26,040 SF
100	AVAILABLE	42,972 SF
110	Books-A-Million	20,000 SF
120	Lane Bryant	4,480 SF
130	Carters	4,480 SF
140	Shoe Carnival	12,000 SF
150	Curry Indian Restaurant	3,000 SF
160	Jersey Mike's Subs	1,800 SF
170	AAA Travel	2,400 SF
180	CiCi's Pizza	3,600 SF
190	At Lease	8,000 SF
200	Great Clips	1,400 SF
210	Portofino's Restaurant	2,485 SF
220-A	Mariner Finance	1,700 SF
220-B	Men's Warehouse	5,600 SF
230	Kohl's	80,684 SF
240	Bell South Mobility DCS (Tower)	-

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DEMOGRAPHIC HIGHLIGHTS

Population

	10 miles	15 miles	25 miles
2024 Estimated Population	250,858	546,961	1.8 Mil
2028 Projected Population	284,384	695,500	2.2 M

Daytime Population

2024 Daytime Population	284,472	587,560	793,495
Workers	96,250	236,787	793,945
Residents	46,517	95,060	205,172

Income

2024 Est. Average Household Income	\$102,852	\$109,157	\$130,838
2024 Est. Median Household Income	\$78,239	\$83,141	\$91,934

Households & Growth

2024 Estimated Households	107,009	238,920	790,027
2028 Estimated Households	111,638	258,319	890,127

Race & Ethnicity

2024 Est. White	60%	50%	53%
2024 Est. Black or African American	21%	28%	24%
2024 Est. Asian or Pacific Islander	2.5	3%	4%
2024 Est. Hispanic	10%	12%	12%

