

FRANKLIN SQUARE III

3648 EAST FRANKLIN BLVD | GASTONIA | NORTH CAROLINA | 28056



FRANKLIN SQUARE III

3648 EAST FRANKLIN BLVD | GASTONIA | NORTH CAROLINA | 28056

LEASE INFORMATION

SHOPPING CENTER GLA:	272,181 SF
LEASE RATE:	Please Call
TICAM:	\$3.55 / SF
SHOP SPACE AVAILABLE:	3,400 SF & 5,284 SF

PROPERTY HIGHLIGHTS

- Painted Tree Boutiques - Now Open
- Located in commerical hub for metro region west of Charlotte.
- Gaston County is second largest county within Charlotte MSA
- Great visibility and parking
- Co-Tenants include:



Now Open



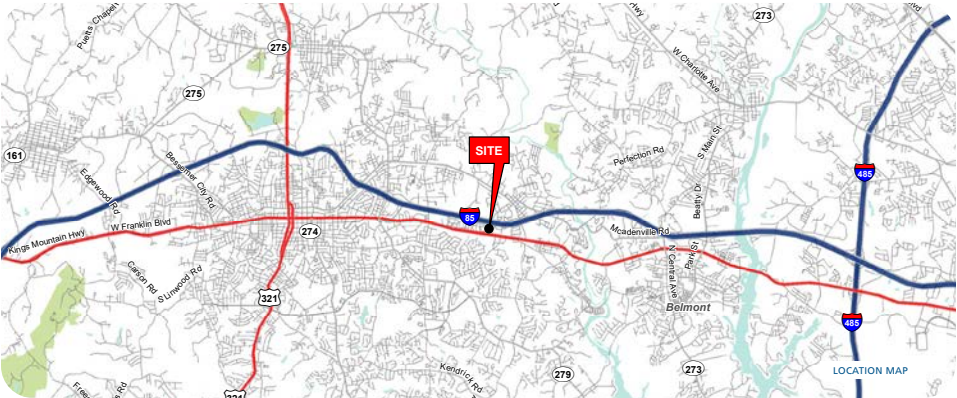


TRAFFIC COUNTS (NCDOT)

- 25,500 VPD on Franklin Blvd.
- 121,000 VPD on I-85.

DEMOGRAPHICS (2023)

	1 MILE	3 MILE	5 MILE
POPULATION	3,512	45,285	113,932
AVERAGE HH INCOME	\$87,970	\$87,249	\$90,271
MEDIAN HH INCOME	\$80,420	\$67,225	\$67,293
BUSINESS ESTABLISHMENTS	264	1,787	4,239
DAYTIME EMPLOYMENT	2,103	24,537	45,575



© 2023 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FRANKLIN SQUARE III

3648 EAST FRANKLIN BLVD | GASTONIA | NORTH CAROLINA | 28056



Suite	Tenant	SF
10	Shane's Rib Shack	3,000 SF
20	Fantasy Nails	1,300 SF
30	Weight Watchers	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	Rue 21	4,686 SF
70	Party City	11,970 SF
80	Old Navy	15,000 SF
90	Petsmart	26,040 SF
100	Painted Tree	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	Pizza+ Buffet	3,600 SF
190	At Lease	8,000 SF
200	Great Clips	1,400 SF
210	Portofino's Restaurant	2,485 SF
220	At Lease	7,300 SF
230	Kohl's	80,684 SF
240	Bell South Mobility DCS (Tower)	-



