

# FORMER BANK BRANCH FOR LEASE

2414 W FRANKLIN BLVD, GASTONIA, NC



## CONTACT

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### PROPERTY INFORMATION

- Available for lease, ground lease, or build to suit
- Acres: ±0.91
- Square Feet: ±4,604
- Drive Thru
- Dedicated pylon sign
- 30 Parking Spaces

### PROPERTY HIGHLIGHTS

- Located less than 3 miles from downtown Gastonia and less than 5 miles from I-85 this property serves as an excellent location for incoming retail establishments
- Outparcel to Walmart SuperCenter
- Located at West Franklin Blvd (US-74) & Morton Ave
- West Franklin Blvd 16,500 VPD
- Excellent visibility and two points of ingress/egress from West Franklin Blvd (US-74)
- 1.2 miles to I-85 (96,500 VPD)

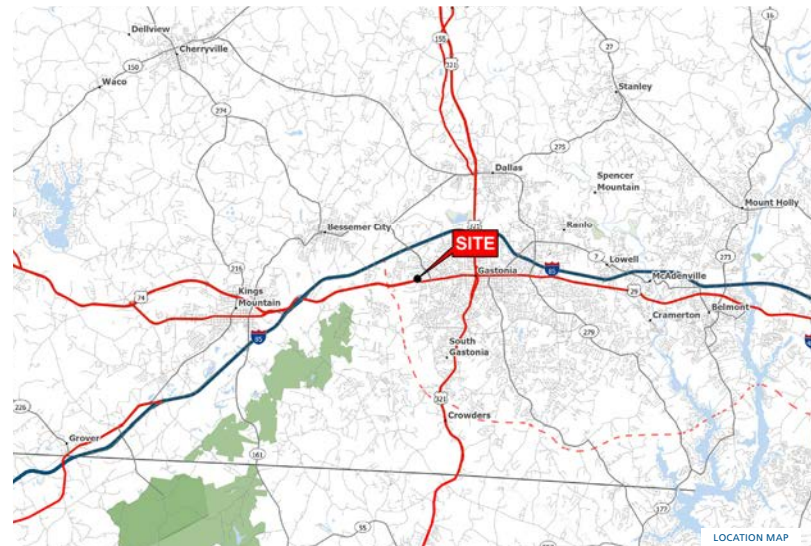
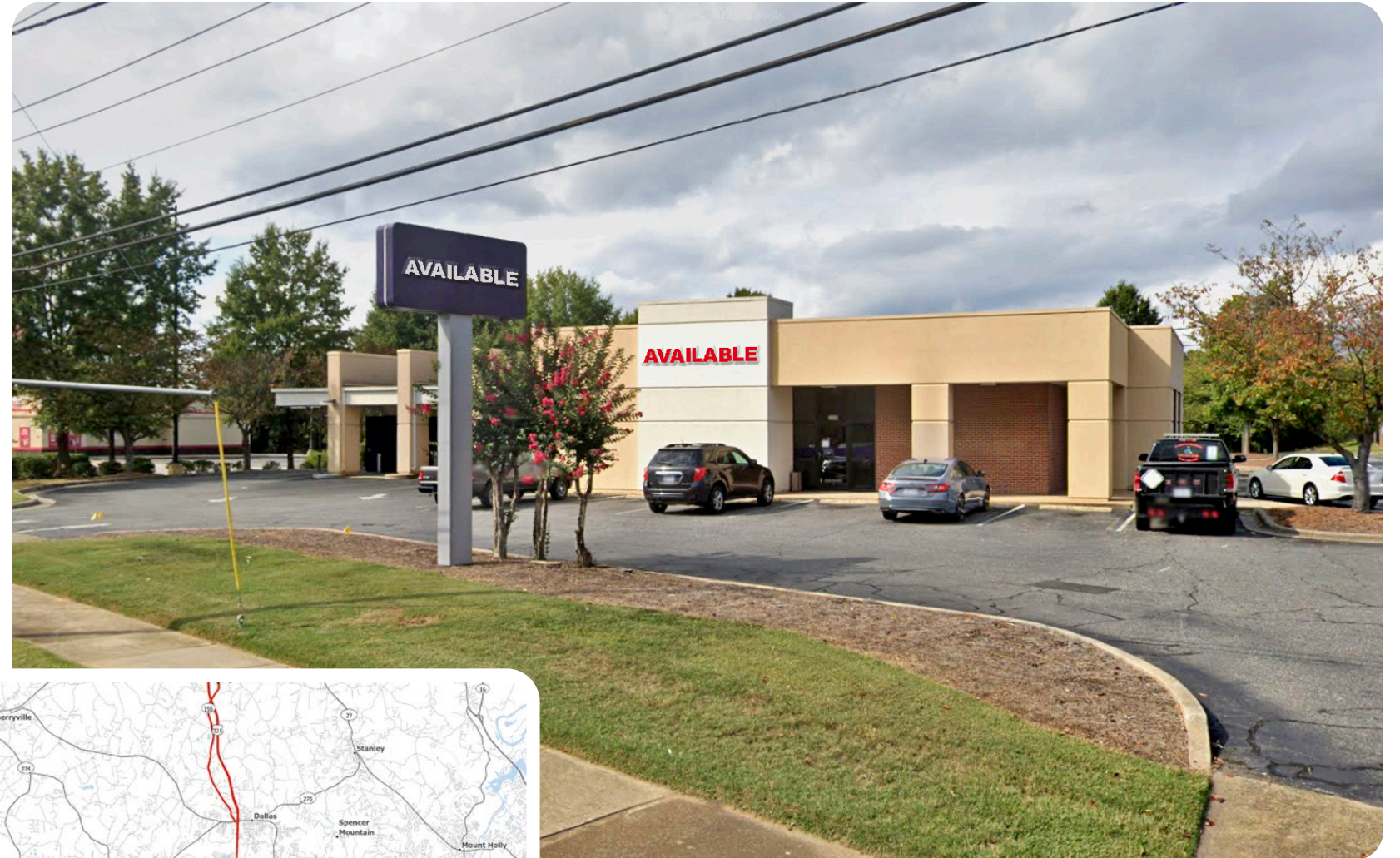
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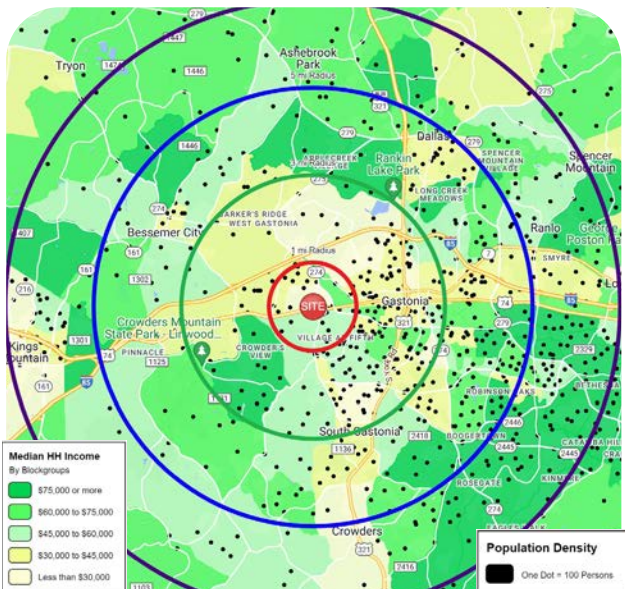


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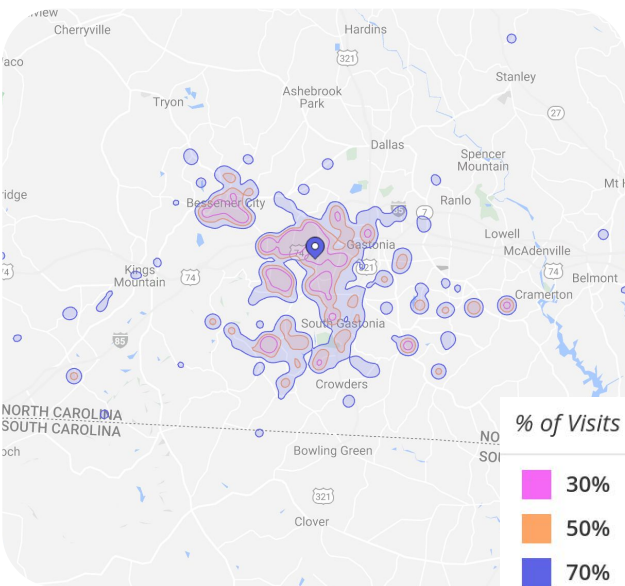
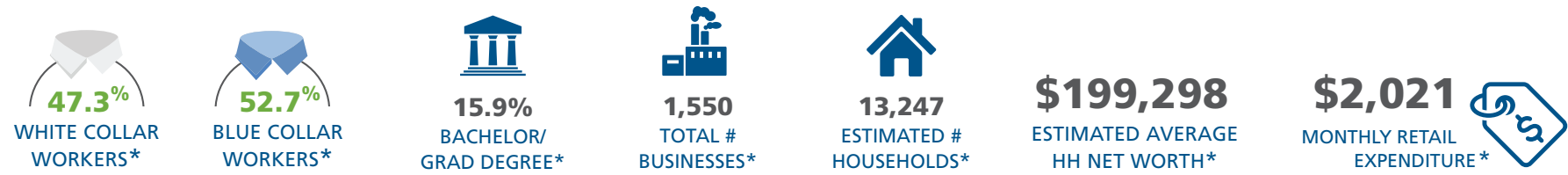
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## TRADITIONAL DEMOGRAPHICS 2023

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	7 MILE
POPULATION	5,642	34,998	82,383	130,581
AVERAGE HH INCOME	\$58,791	\$63,701	\$74,547	\$83,038
DAYTIME EMPLOYMENT	1,763	16,234	42,716	55,307



## TRADE AREA DEMOGRAPHICS 2023

DEMOGRAPHICS	30% of Visits	50% of Visits	70% of Visits
POPULATION	7,089	20,658	45,441
HOUSEHOLDS	2,564	7,679	17,634
AREA (IN SQUARE MILES)	5.85	13.75	42.11
AVERAGE HOUSEHOLD INCOME	\$52,114	\$56,010	\$55,333

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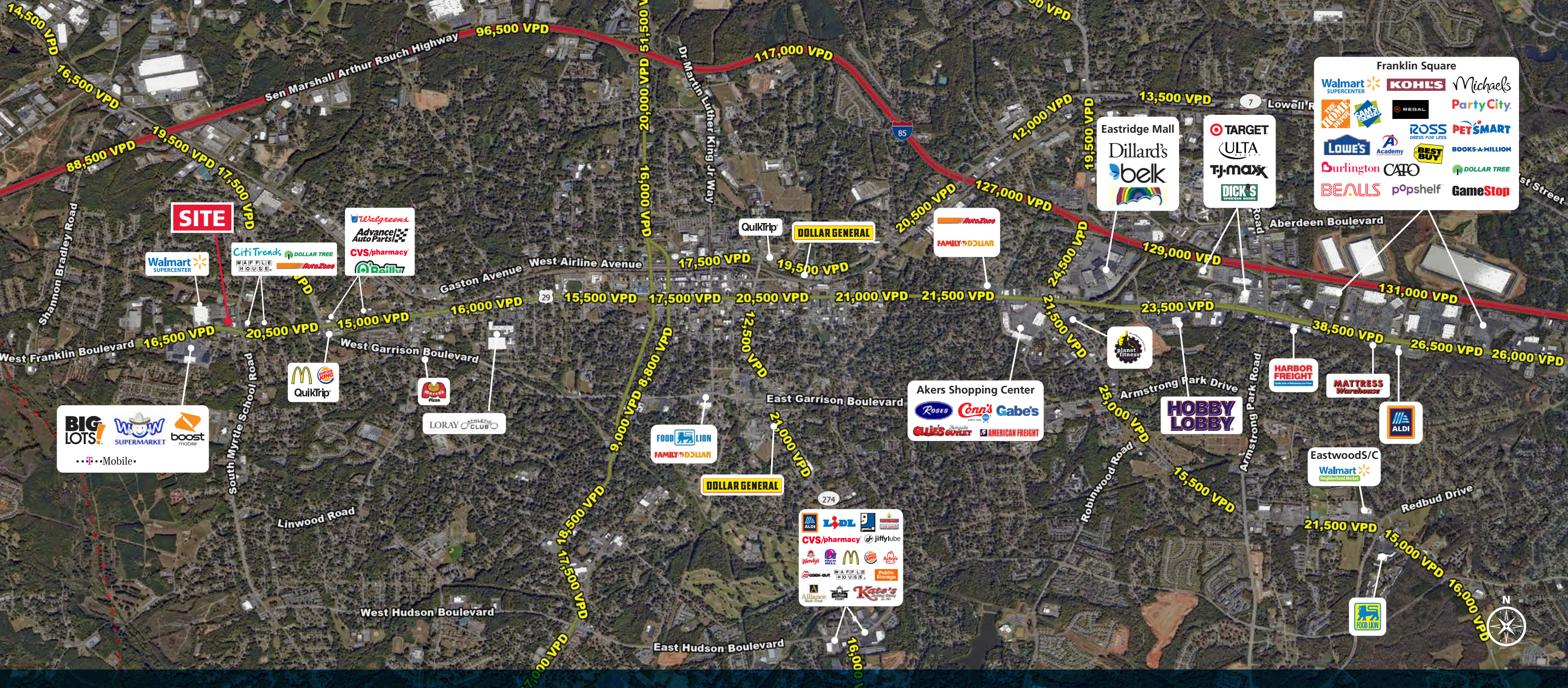
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PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS







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