

Akers Center

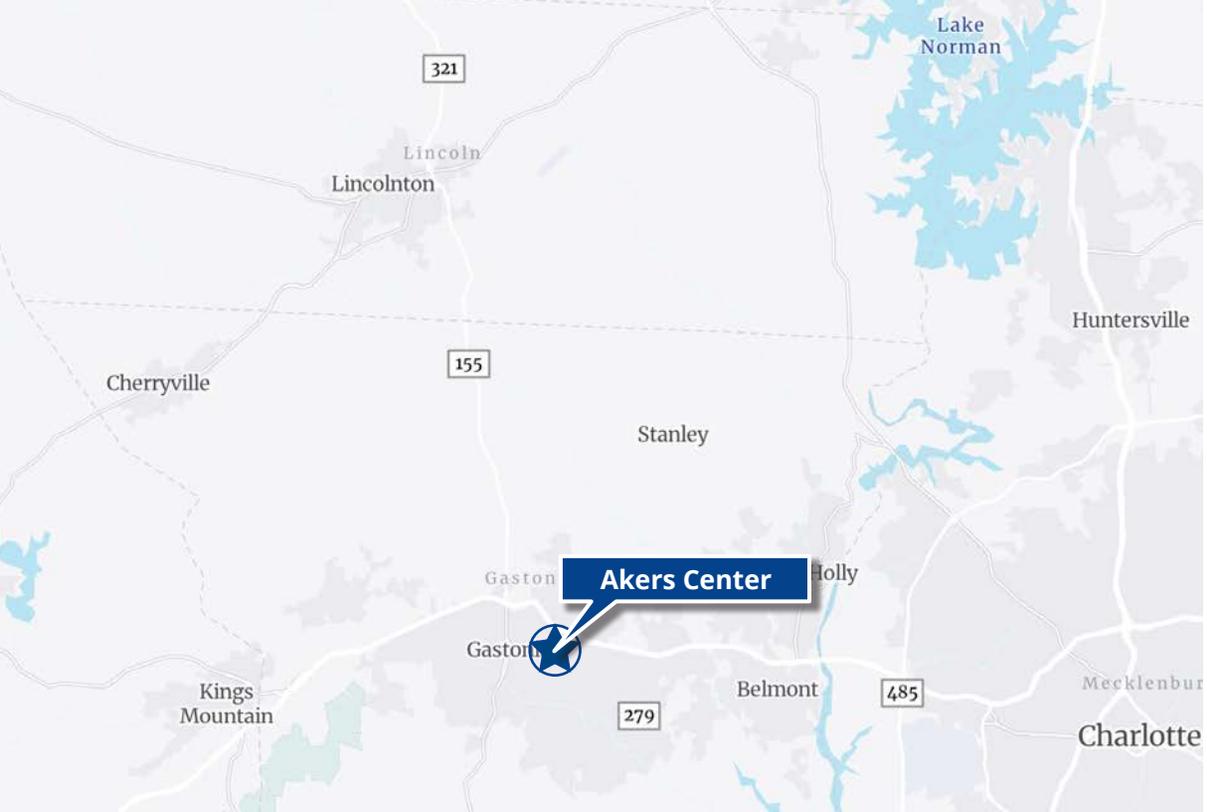
1403 - 1493 E. Franklin Boulevard
Gastonia, NC 28054

Leasing
Opportunity

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Colliers





Akers Center

Building features

- 1,750 SF - 17,790 SF available
- Anchor to small shop space for lease
- Easy ingress/egress with multiple access points
- On site monument signage available
- Neighboring tenants include Ollie's Bargain Outlet, Roses, Jackson's Cafeteria, Yummy Crab, Lebo's Western Wear & more

Demographics

	1 Mile	3 Mile	5 Mile
Population	6,106	57,521	108,554
Total Households	2,636	22,695	42,043
Average Household Income	\$54,208	\$57,743	\$62,219
Daytime Population	43,939	122,901	224,410
Total Businesses	519	2,851	6,101
Total Employees	7,914	44,959	93,088

1403B	4,000 SF
1425A	2,000 SF
1433	3,070 SF
1461	3,165 SF
1467B	17,790 SF
1475	14,630 SF
1485	1,750 SF
Total SF	78,615 SF

Basic Lease Rate

\$2.05/SF NNN
[Contact listing agent.](#)

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Tenant Roster

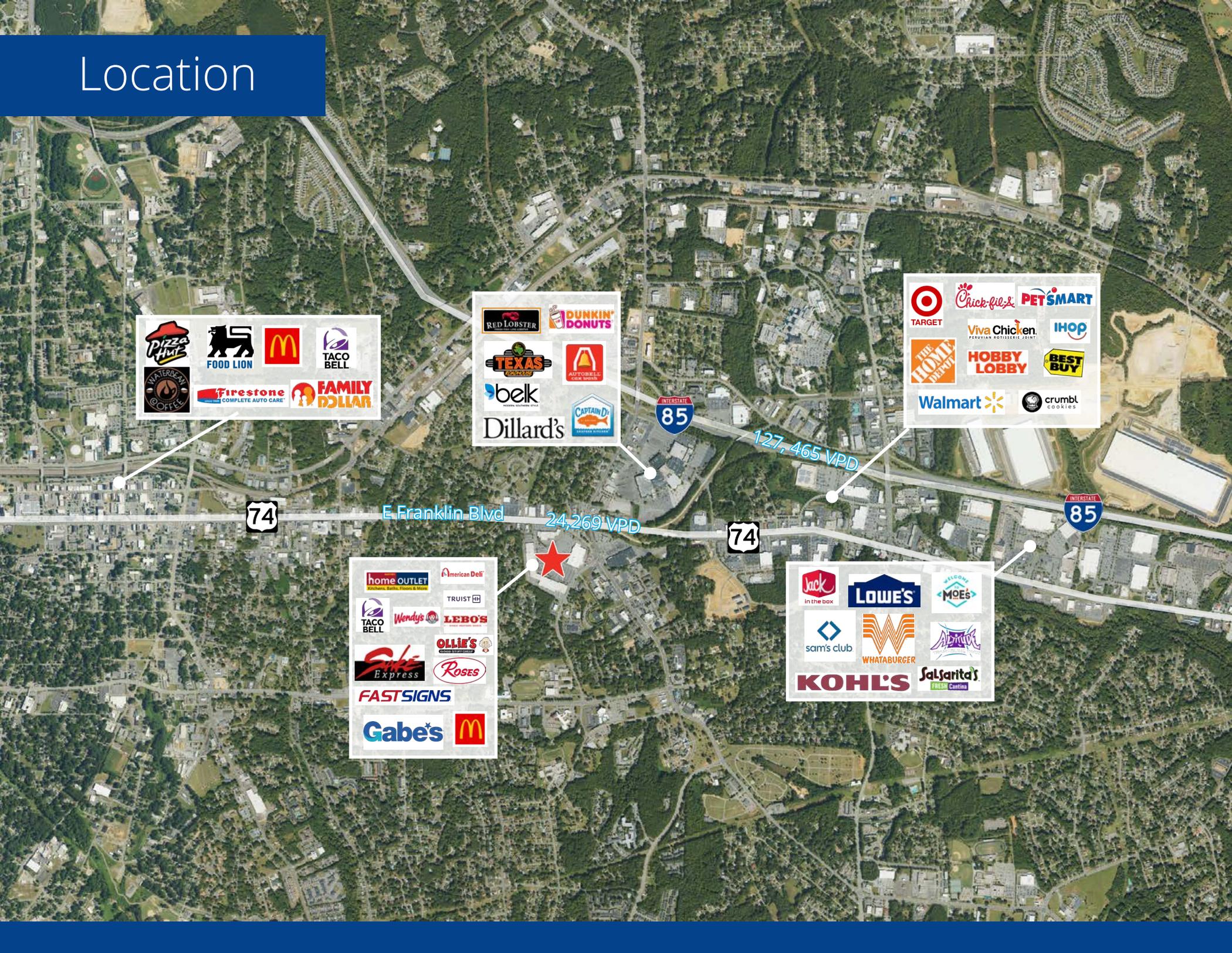
SUITE	TENANT	SF
1401	Total by Verizon	1,900
1403	LaundroLab	4,000
1403B	AVAILABLE (Basement)	4,000
1405A	Lebo's Western Wear	5,440
1405B	Lebo's Western Wear	2,880
1409	Fast Signs	2,700
1419	Zaina Beauty Supply	7,500
1421A	Zania Beauty Supply	2,000
1421B	First Stop Kicks	2,000
1423	High Life	2,000
1425A	AVAILABLE	2,000
1425B	Metro PCS	1,000
1427	American Deli	2,500
1429	Boost Mobile	2,000
1431	Nancy Nail Spa	850
1433	AVAILABLE	3,070
1437	Hair Salon	1,280
1439	Electronics Repair	1,375
1451A	Church	2,000
1451B	Yummy Crab	4,539
1451C	Cash's Barber Shop	1,041
1453	Jackson's Cafeteria	12,075
1455	Metro Treatment	6,000
1461	AVAILABLE	3,165
1467A	American Freight Furniture	27,210
1467B	AVAILABLE	17,790
1471	Caribbean Market	1,500
1475	AVAILABLE	14,630
1485	AVAILABLE	1,750
1491	Lazo's Fresh Market	8,200
1493	Barton's Home Outlet	22,455
1495	Ollie's Bargain Outlet	28,385
1495B	Roses	44,540
OP1	Whiskey Mill	2,350
OP2	Precision Tune	-
OP3	BB&T	-
OP4	Taco Bell	-



Location



Location



Logos for: Pizza Hut, Waterbear Coffee, Firestone Complete Auto Care, Family Dollar, Food Lion, McDonald's, and Taco Bell.

Logos for: Red Lobster, Dunkin' Donuts, Texas Chicken, AutoBella Cold Smoked, Belk, Captain D's, and Dillard's.

Logos for: Target, Chick-fil-A, PetSmart, Viva Chicken, IHOP, The Home Depot, Hobby Lobby, Best Buy, Walmart, and Crumbl Cookies.

Logos for: Home Outlet, American Deli, Truist, Wendy's, LeBo's, Sike Express, Roses, Fast Signs, Gabes, and McDonald's.

Logos for: Jack in the Box, Lowe's, Moes, Sam's Club, Whataburger, Salsarita's, and Kohl's.

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E Franklin Blvd

24,269 VPD

74

INTERSTATE 85

127,465 VPD

INTERSTATE 85



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