

FRANKLIN SQUARE III

3660-3758 E FRANKLIN BLVD.

GASTONIA, NC 28056

35.260180, -81.114080

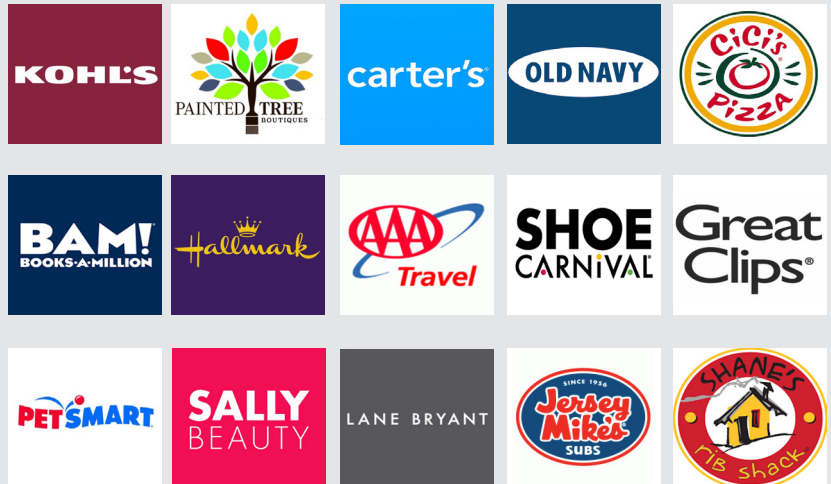


SIZE : 272,184 SF

CO-TENANTS

PROPERTY FEATURES

- 1,700 - 11,970 SF available for lease. Spaces can be combined to total 25,411 SF.
- Anchored by strong performing Kohl's with Sephora and Old Navy.
- Fast growing suburb of Charlotte, NC.
- As a regional shopping destination, benefitting from excellent access and visibility off of I-85 (114,000 VPD) and Route 74 (38,500 VPD).
- Dominant shopping node in Gaston County.
- Located near the new state of the art CarMont Regional Medical Center.



DEMOGRAPHICS – 2024	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	3,618	42,701	112,713
AVG. HOUSEHOLD INCOME	\$79,101	\$75,926	\$76,307
HOUSEHOLDS	1,505	17,551	45,578

Martin Cook

Cell 336.880.7458

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