

# SALE

## 3713 W FRANKLIN BLVD

3713 W Franklin Blvd Gastonia, NC 28052



### PROPERTY DESCRIPTION

0.70+/- acre heavy industrial lot ideal situated on US-29/74 and less than 5 minutes away from I-85. Lot ideal for commercial parking including trucks, tractor trailer and bus storage as well as heavy industrial warehouse use. DO NOT STEP ON LOT WITH OUT EXPRESS PERMISSION.

### PROPERTY HIGHLIGHTS

- Approximately 0.70+/- acres
- I-2 zoning (Gaston County)
- Improved Land
- Ideal for heavy industrial use and truck parking/storage
- Parcel ID: 153816

### OFFERING SUMMARY

Sale Price:	\$275,000
Lot Size:	0.70 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	67	246	1,074
Total Population	179	643	2,846
Average HH Income	\$64,858	\$60,775	\$66,409

**Ryan Pilsy**  
(980) 339-9174



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY



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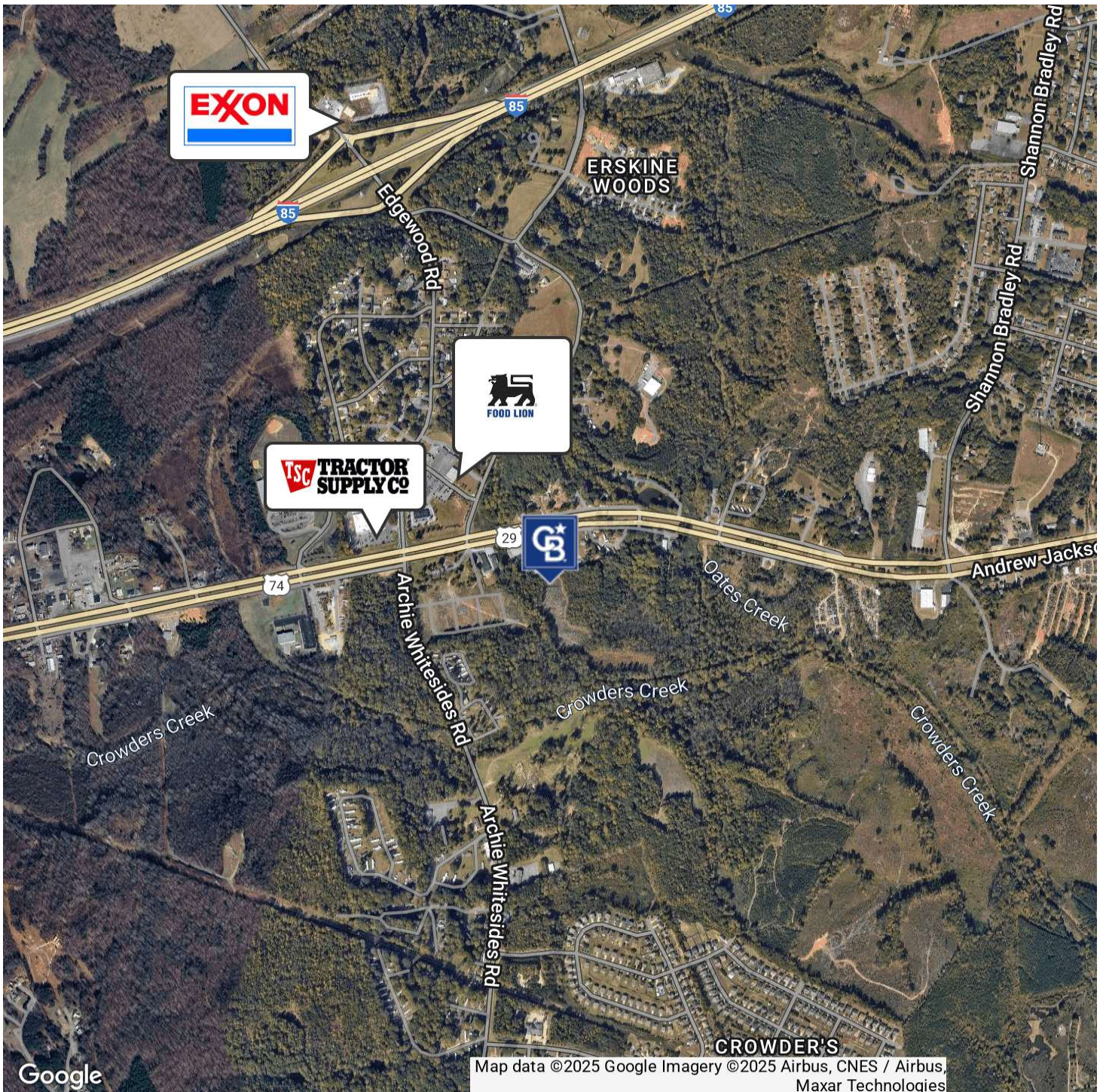
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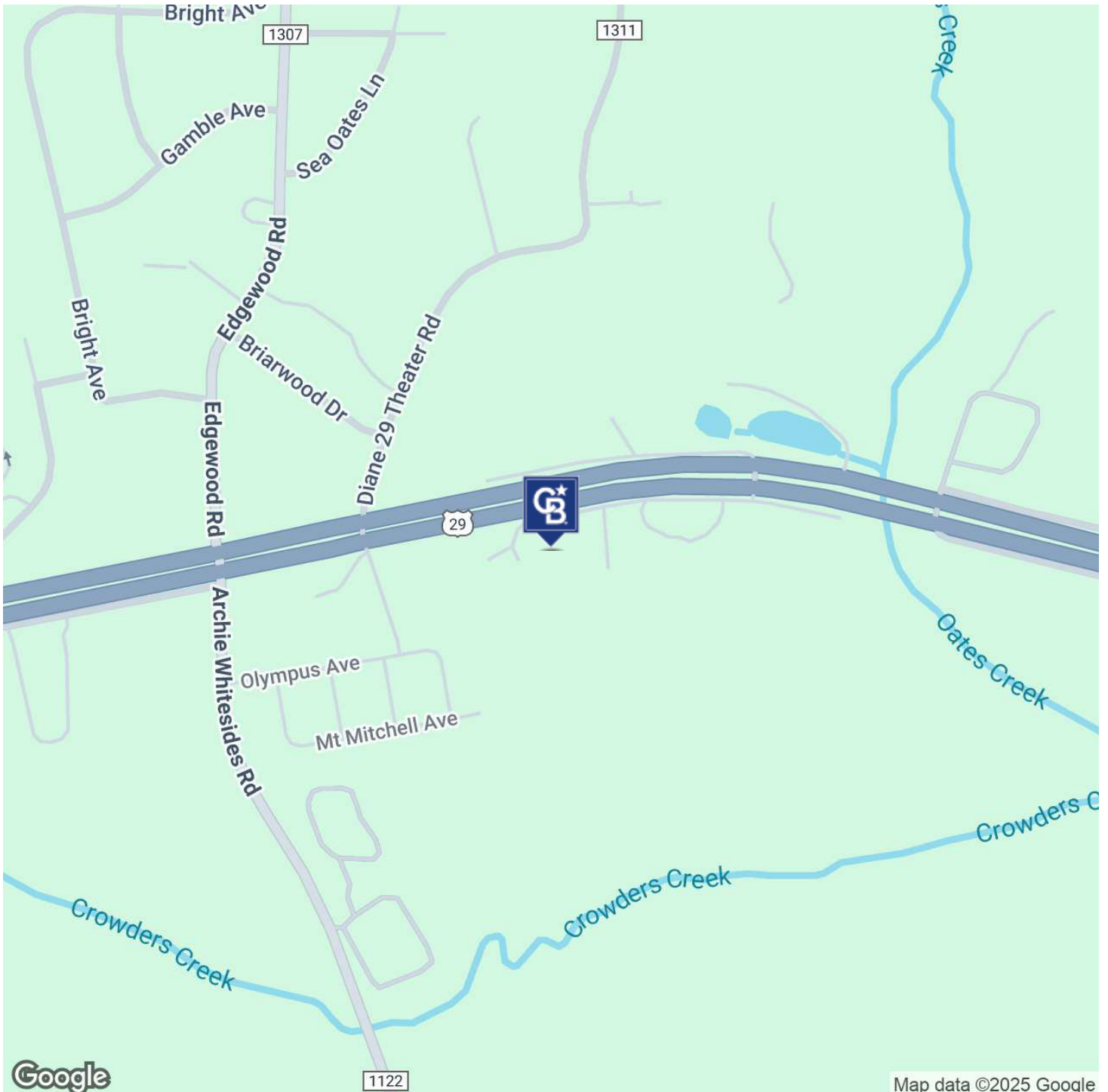
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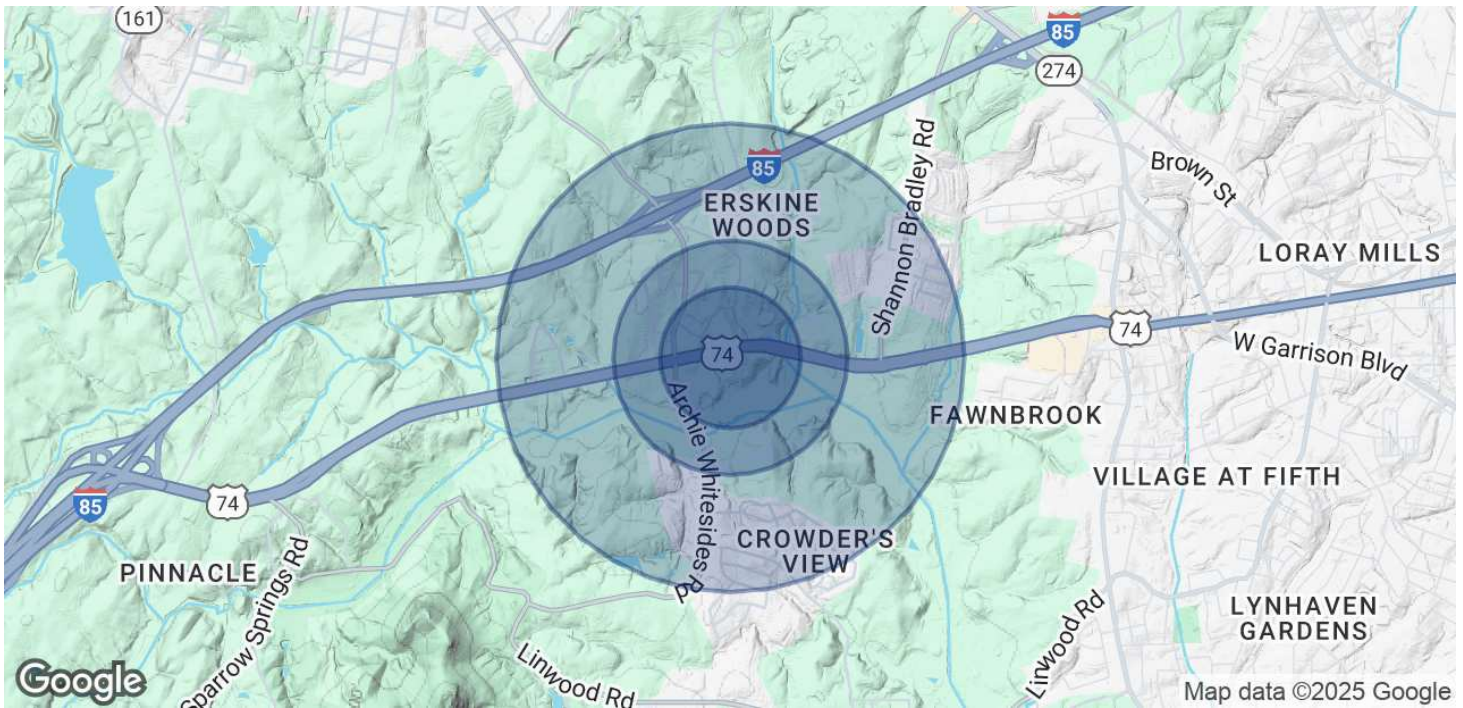


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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	179	643	2,846
Average Age	40	41	40
Average Age (Male)	38	39	38
Average Age (Female)	41	42	41

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	67	246	1,074
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$64,858	\$60,775	\$66,409
Average House Value	\$192,146	\$178,093	\$195,607

Demographics data derived from AlphaMap

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