

Walmart Shadow-Anchored — 2,500 SF Corner Executive Summary

Samarth Plaza—Just off US Hwy 29/74



117 N. Myrtle School Road

End cap retail location

Gastonia, NC 28052

Rate **\$20/psf + CAM**

Space Available **2,500** Unit **100**

Cross Street	West Franklin Blvd. — US 29/74	Tax Parcel Number	106661
Market	Charlotte Metro	Sub Market	Gaston County
Corner	Yes	Year Built	2006
Building Sq. Ft.	12,248	Occupancy	80%

Property Description

- Highlights**
- Excellent corner
 - Wal-Mart Supercenter shadow anchor, corner
 - Great Visibility from Wal-Mart
 - Road access from Highway 29/74 (West Franklin Blvd.)
 - Road access from North Myrtle School Road

Traffic	Franklin Boulevard	16,500 VPD
Counts:	N. Myrtle School Rd	10,500 VPD

Property *2,500 SF corner location — AT&T vacating in December. Signage space available on three sides with - great visibility from Franklin Boulevard and North Myrtle School Road.*

Shadow anchored by Wal-Mart Supercenter; there are entrances from West Franklin Blvd. (US 29/74), Myrtle School Road and the Wal-Mart Supercenter. The site is 1.4 miles from I-85 at Exit 14/Bessemer City Road.

Unit 100 (2,500 SF) has been partially up fitted—previously user was an AT&T Store.

Area Overview The parcel is located in the City of Gastonia in Gaston County, North Carolina.

Gaston County is located in the Charlotte Region of North Carolina, immediately adjacent to the western side of Charlotte and Mecklenburg County. Gaston's 2023 population was 231,485 tenth largest among the state's 100 counties and second largest in the Charlotte Region.

The **City of Gastonia** is the county seat and largest city of Gaston County. The population is 83,900 (35% of the population of Gaston County).

There is a population of 85,000 people living within 5 miles of the site, with an average household income of \$74,000.

Property Description

Ingress/Egress Road access from Highway 29/74 (West Franklin Blvd.), as well as North Myrtle School Road and the Wal-Mart Supercenter.

Traffic Counts: Franklin Boulevard 16,500 VPD

N. Myrtle School Road 10,500 VPD

Major Tenants GameStop, Liberty Tax, Great Clips, Enzo's Pizza, Friendly Dental Center, Wells Fargo ATM

Construction Brick with slab construction, glass front.

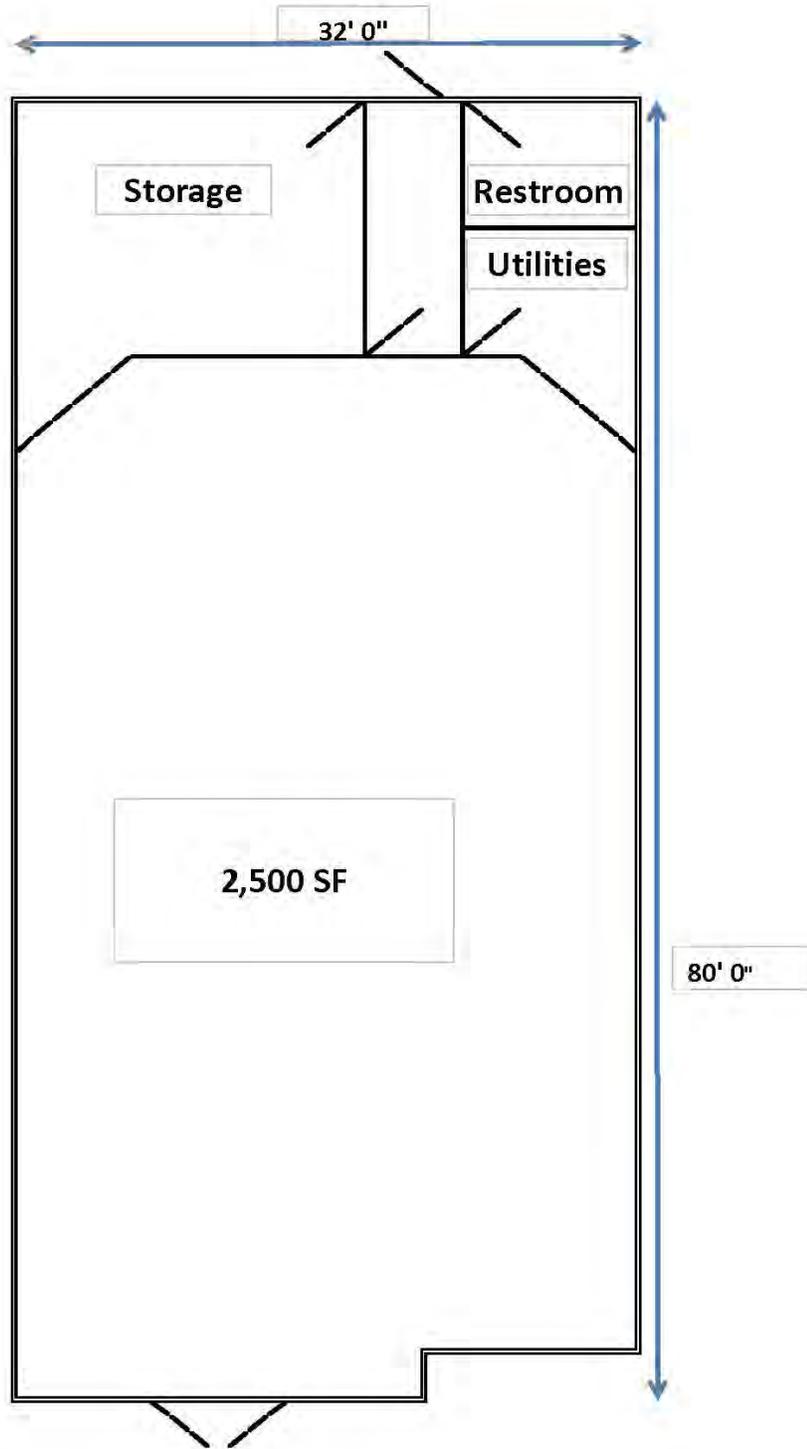
Service Provided Landlord maintains outdoor lighting, sewer/water, trash and landscaping.

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Space Layout — Suite 100



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