



GASTONIA, NC

1392 E FRANKLIN BLVD

20,300 SF AVAILABLE FOR LEASE



PROJECT DETAILS

1392 E FRANKLIN BLVD • 20,300 SF AVAILABLE FOR LEASE • RETAIL

AVAILABLE SPACE

20,300 SF | 0.983 Acres

TRAFFIC COUNTS

24,500 ADT on E Franklin Blvd

PROPERTY HIGHLIGHTS

- Strategically positioned in regional corridor
- Proximity to I-85 and residential neighborhood
- Free-standing with excellent visibility to E Franklin Blvd
- Excellent visibility & 30+ parking spaces

LEASE RATE

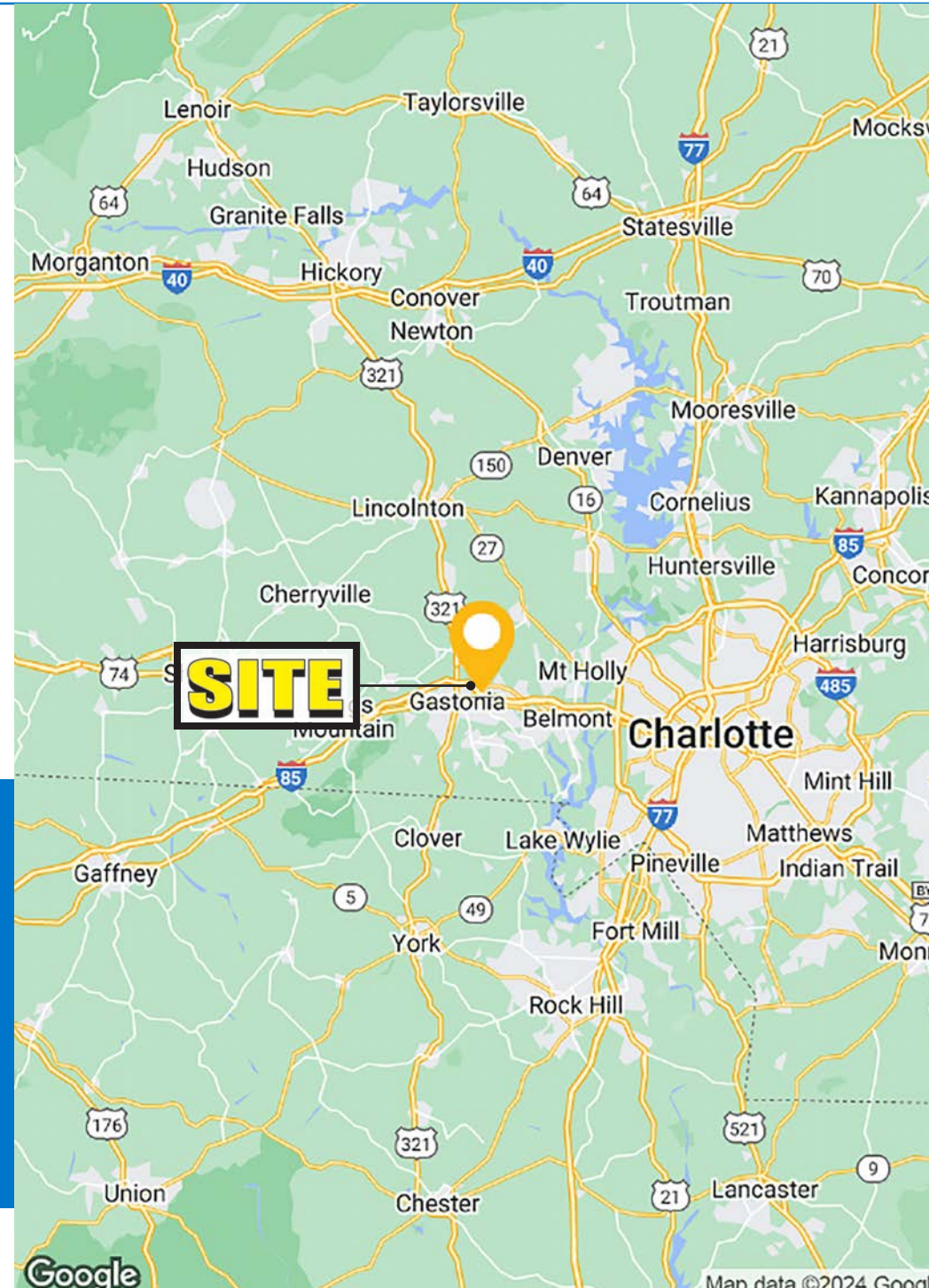
Call to discuss




COUNTY

Gaston

MARKET

Gastonia



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 TOTAL HOUSEHOLDS	1,972	23,326	45,671
 TOTAL POPULATION	4,680	56,403	113,457
 MEDIAN HH INCOME	\$52,380	\$57,053	\$62,532

AERIAL



SITE

24,500 ADT

AKERS SHOPPING CENTER

21,500 ADT

FAMILY DOLLAR
AutoZone



LOS ARCOS

EASTRIDGE MALL



Firestone

7-ELEVEN

E Franklin Blvd



TRUIST HH

OCharley's
RESTAURANT • BAR

OLIE'S OUTLET
Bergain
GOOD STUFF CHEAP

ROSES

AMERICAN FREIGHT
FURNITURE - MATTRESS

Gabes



Bank of America

PNC BANK

SOUTH STATE
BANK

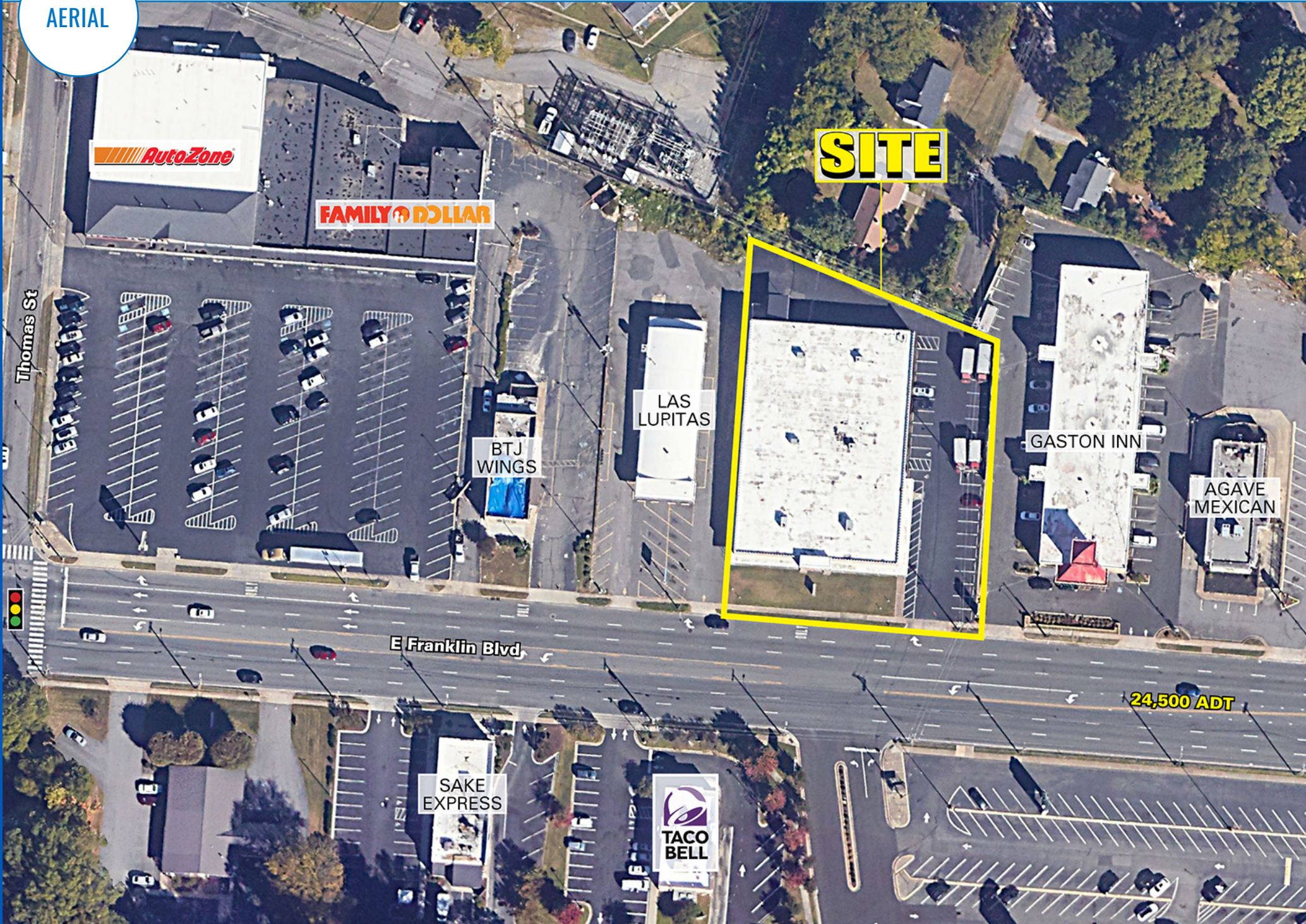
UNITED
BANK

OUTBACK
STEAKHOUSE

Bank OZK

S New Hope Rd

AERIAL



SITE

AutoZone

FAMILY DOLLAR

Thomas St

LAS LUPITAS

BTJ WINGS

GASTON INN

AGAVE MEXICAN

E Franklin Blvd

24,500 ADT

SAKE EXPRESS

TACO BELL

SITE PLAN



SITE



NORTH CAROLINA

GASTONIA

Gastonia, N.C., just minutes west of Charlotte, is one of the area's best places to live and work with an ideal combination of location, size and livability. Gastonia is the largest of Gaston County's 13 municipalities and one of the largest cities in the Charlotte metropolitan area. Selected as an All-America City three times, Gastonia's desirable quality of life is the result of its beautiful natural surroundings, friendly neighborhoods, responsive government and vibrant business environment.

While the natural beauty of Gaston County invites you to get outside and explore, it's our cozy downtowns that will create a comfortable place for you to relax and enjoy. Born out of the boom of the textile industry in the 1800s followed by continued growth in railroads, today Gaston County is seeing a major resurgence due partly to the outward sprawl of nearby Charlotte, turning our towns into bustling neighborhoods, each with a unique story to tell.



GASTONIA, NC

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DAN MULLIN

704.697.1904
DMULLIN@ATLANTICRETAIL.COM



WWW.ATLANTICRETAIL.COM

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WEST PALM BEACH

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NEW YORK CITY

ORLANDO

PITTSBURGH

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THREE MORROCROFT CENTRE
CHARLOTTE, NC 28211
704.697.1900