

3.6M SF Warehouse
When Complete



GASTONIA, NC

3638 E FRANKLIN BLVD

PLANNED REDEVELOPMENT - 1.26 ACRES AVAILABLE FOR LEASE



PROJECT DETAILS

3638 E FRANKLIN BLVD • 1.26 ACRES AVAILABLE FOR LEASE • RETAIL

PROPERTY HIGHLIGHTS

- Outparcel redevelopment available for lease or BTS
- Situated on E Franklin Blvd, one of Gastonia's busiest commercial corridors, the property benefits from high visibility
- Gastonia boasts a thriving economy and a population that appreciates local businesses, providing a favorable market for retailers to establish themselves and thrive
- The surrounding area is home to a variety of well-known retail stores, restaurants, and businesses, creating a vibrant commercial hub that attracts a diverse range of customers
- Nearby tenants include PetSmart, Academy Sports, Sam's Club, etc.
- The retail space offers ample parking for both customers and staff, ensuring convenience and accessibility for visitors

OFFERING SUMMARY

LEASE RATE	Negotiable
AVAILABLE AC	1.26 AC

DEMOGRAPHICS

TOTAL HOUSEHOLDS

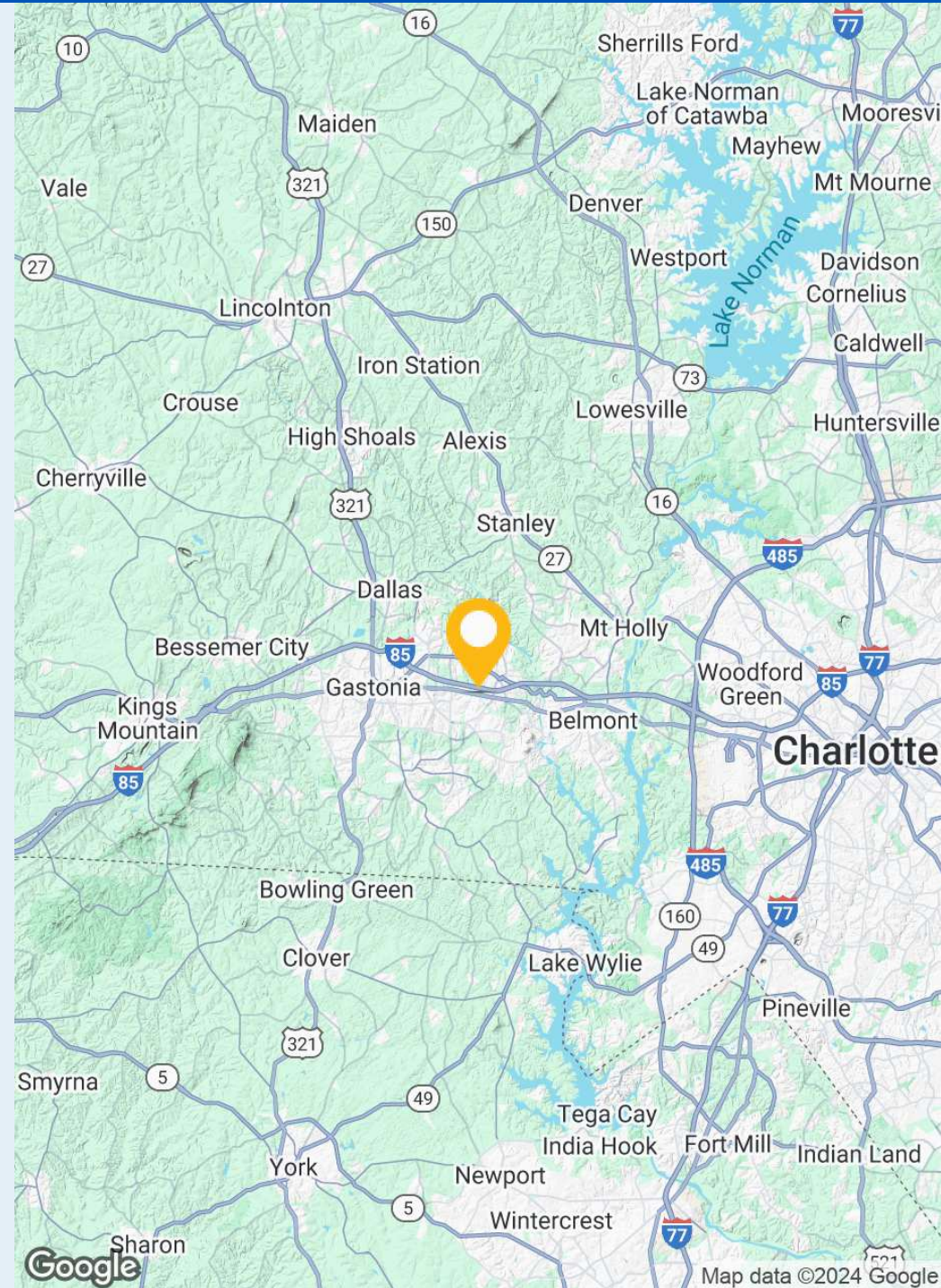
1 MILE	3 MILES	5 MILES
1,640	18,593	45,205

TOTAL POPULATION

1 MILE	3 MILES	5 MILES
4,101	45,366	111,534

MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$65,132	\$61,735	\$60,722



AERIAL

3638 E FRANKLIN BLVD • 1.26 ACRES AVAILABLE FOR LEASE • RETAIL



GASTONIA, NC

3638 E FRANKLIN BLVD

PLANNED REDEVELOPMENT - 1.26 ACRES AVAILABLE FOR LEASE | RETAIL

DAN MULLIN

704.697.1904

DMULLIN@ATLANTICRETAIL.COM

WES THURMOND

980.498.3299

WTHURMOND@ATLANTICRETAIL.COM



CHARLOTTE

THREE MORROCROFT CENTRE

6801 MORRISON BOULEVARD, SUITE 420

CHARLOTTE, NC 28211

704.697.1900

ALBANY

ATLANTA

BOSTON

LOS ANGELES

NEW YORK CITY

ORLANDO

PITTSBURGH

WEST PALM BEACH

WWW.ATLANTICRETAIL.COM

 [LINKEDIN.COM/COMPANY/ATLANTIC-RETAIL-PROPERTIES](https://www.linkedin.com/company/atlantic-retail-properties)

 [INSTAGRAM.COM/ATLANTIC_RETAIL](https://www.instagram.com/atlantic_retail)

 **REALESTATE RESOURCES**  **CHAINLINKS**
RETAIL ADVISORS