

# Akers Center

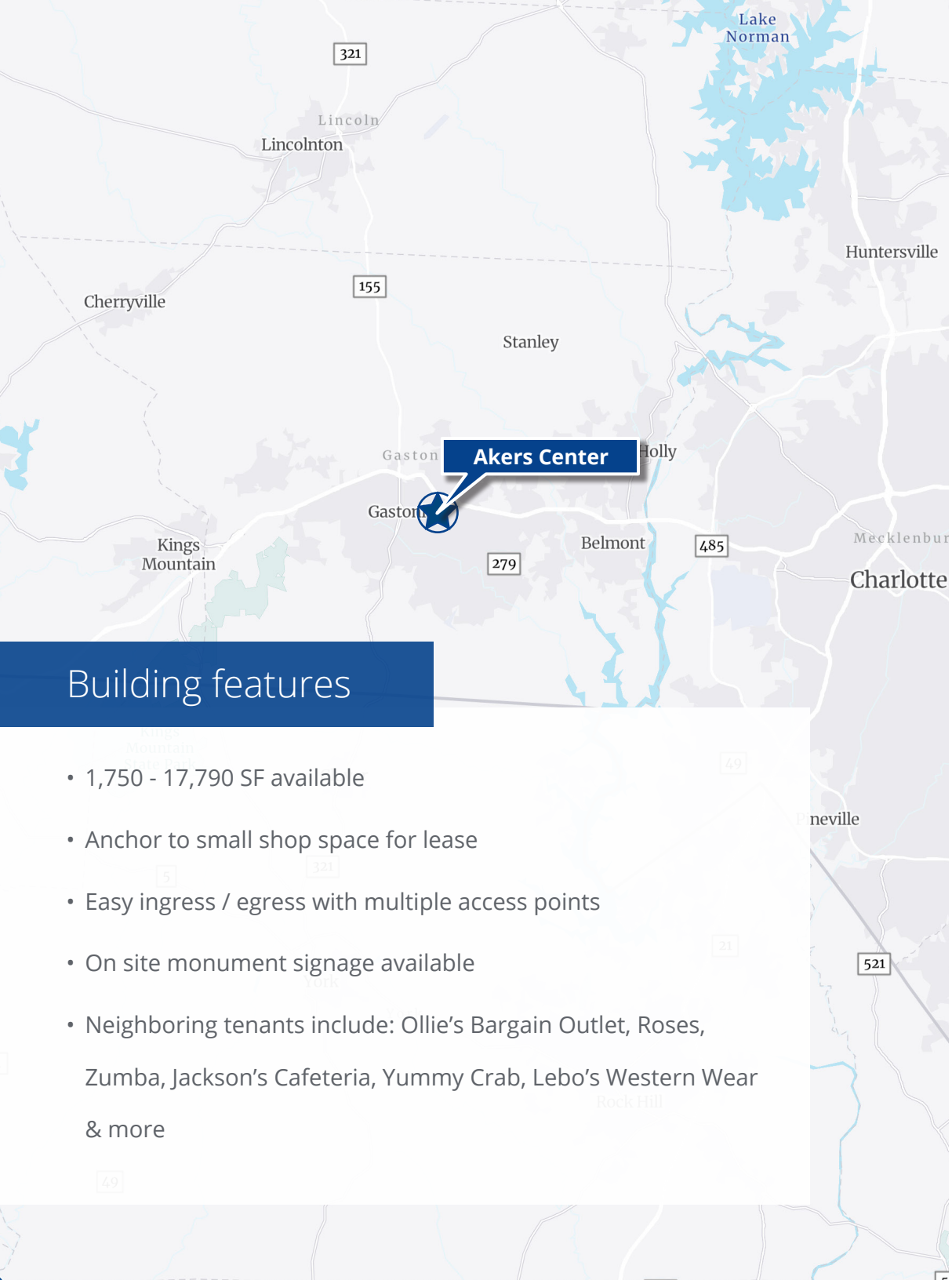
1403 - 1493 E. Franklin Boulevard  
Gastonia, NC 28054

Leasing  
Opportunity



**Phil Corriher, CCIM | CRX | CRRP**  
Senior Vice President | Retail Services  
+1 704 409 2371  
[phil.corriher@colliers.com](mailto:phil.corriher@colliers.com)

**Colliers**



## Building features

- 1,750 - 17,790 SF available
- Anchor to small shop space for lease
- Easy ingress / egress with multiple access points
- On site monument signage available
- Neighboring tenants include: Ollie's Bargain Outlet, Roses, Zumba, Jackson's Cafeteria, Yummy Crab, Lebo's Western Wear & more

## Demographics

|                          | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------------|----------|----------|----------|
| Population               | 6,106    | 57,521   | 108,554  |
| Total Households         | 2,636    | 22,695   | 42,043   |
| Average Household Income | \$54,208 | \$57,743 | \$62,219 |
| Daytime Population       | 43,939   | 122,901  | 224,410  |
| Total Businesses         | 519      | 2,851    | 6,101    |
| Total Employees          | 7,914    | 44,959   | 93,088   |

|       |          |
|-------|----------|
| 1403B | 4,000 SF |
|-------|----------|

|       |          |
|-------|----------|
| 1425A | 2,000 SF |
|-------|----------|

|      |          |
|------|----------|
| 1433 | 3,070 SF |
|------|----------|

|      |          |
|------|----------|
| 1461 | 3,165 SF |
|------|----------|

|       |           |
|-------|-----------|
| 1467B | 17,790 SF |
|-------|-----------|

|      |        |
|------|--------|
| 1475 | 14,630 |
|------|--------|

|      |          |
|------|----------|
| 1485 | 1,750 SF |
|------|----------|

|                 |                  |
|-----------------|------------------|
| <b>Total SF</b> | <b>78,615 SF</b> |
|-----------------|------------------|

## Basic Lease Rate

\$2.05/SF NNN

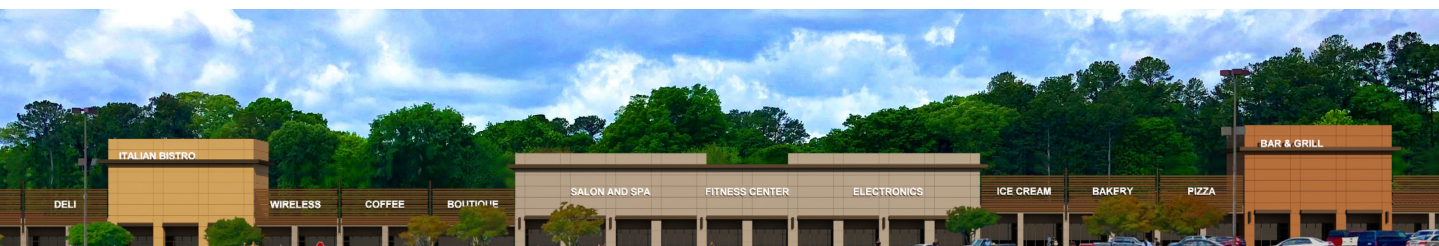
[Contact listing agent.](#)

# Akers Center

1403 - 1495 E. Franklin Boulevard | Gastonia, NC 28054

## Tenant Roster

| SUITE        | TENANT                      | SF            |
|--------------|-----------------------------|---------------|
| 1401         | Total by Verizon            | 1,900         |
| 1403         | LaundroLab                  | 4,000         |
| <b>1403B</b> | <b>AVAILABLE (Basement)</b> | <b>4,000</b>  |
| 1405A        | Lebo's Western Wear         | 5,440         |
| 1405B        | Lebo's Western Wear         | 2,880         |
| 1409         | Fast Signs                  | 2,700         |
| 1419         | Zaina Beauty Supply         | 7,500         |
| 1421A        | Zania Beauty Supply         | 2,000         |
| 1421B        | First Stop Kicks            | 2,000         |
| 1423         | High Life                   | 2,000         |
| <b>1425A</b> | <b>AVAILABLE</b>            | <b>2,000</b>  |
| 1425B        | Metro PCS                   | 1,000         |
| 1427         | American Deli               | 2,500         |
| 1429         | Boost Mobile                | 2,000         |
| 1431         | Nancy Nail Spa              | 850           |
| <b>1433</b>  | <b>AVAILABLE</b>            | <b>3,070</b>  |
| 1437         | Hair Salon                  | 1,280         |
| 1439         | Electronics Repair          | 1,375         |
| 1451A        | Church                      | 2,000         |
| 1451B        | Yummy Crab                  | 4,539         |
| 1451C        | Cash's Barber Shop          | 1,041         |
| 1453         | Jackson's Cafeteria         | 12,075        |
| 1455         | Metro Treatment             | 6,000         |
| <b>1461</b>  | <b>AVAILABLE</b>            | <b>3,165</b>  |
| 1467A        | American Freight Furniture  | 27,210        |
| <b>1467B</b> | <b>AVAILABLE</b>            | <b>17,790</b> |
| 1471         | Caribbean Market            | 1,500         |
| <b>1475</b>  | <b>AVAILABLE</b>            | <b>14,630</b> |
| <b>1485</b>  | <b>AVAILABLE</b>            | <b>1,750</b>  |
| 1491         | AT LEASE                    | 8,200         |
| 1493         | Barton's Home Outlet        | 22,455        |
| 1495         | Ollie's Bargain Outlet      | 28,385        |
| 1495B        | Roses                       | 44,540        |
| OP1          | Whiskey Mill                | 2,350         |
| OP2          | Precision Tune              | -             |
| OP3          | BB&T                        | -             |
| OP4          | Taco Bell                   | -             |



# Location

# SITE

# Location



300 W. Summit Avenue  
Suite 200  
Charlotte, NC 28203  
P: +1 704 409 9933  
F: +1 704 409 9934  
[colliers.com/charlotte](http://colliers.com/charlotte)

**Phil Corriher, CCIM | CRX | CRRP**  
Senior Vice President | Retail Services  
+1 704 409 2371  
[phil.corriher@colliers.com](mailto:phil.corriher@colliers.com)



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