

121 E FRANKLIN

121 E FRANKLIN

121 E FRANKLIN

121 E FRANKLIN



**DOWNTOWN GASTONIA RETAIL
AND OFFICE FOR LEASE**

121 E FRANKLIN

121 E FRANKLIN

121 E FRANKLIN

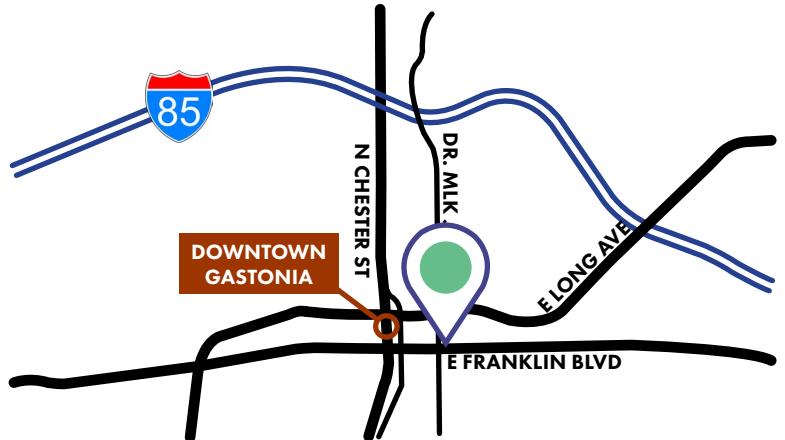
121 EAST FRANKLIN

PHASE 1

9,389 SF RETAIL

4,615 SF OFFICE

Ideally located within walking distance to Gastonia's new Franklin Urban Sports & Entertainment (FUSE) District and at the signalized intersection of E Franklin Blvd and S Marietta St, this redevelopment project is the perfect opportunity for a brewery or taproom. The 4,615 SF basement provides ample space for a brewing room and a roll up door for deliveries. The FUSE District's multi-use complex is now open, and Gastonia's professional baseball team, The Honey Hunters, played their inaugural season in 2021. This economic development and revitalization project has sparked an influx of new development in the FUSE district and Downtown Gastonia.

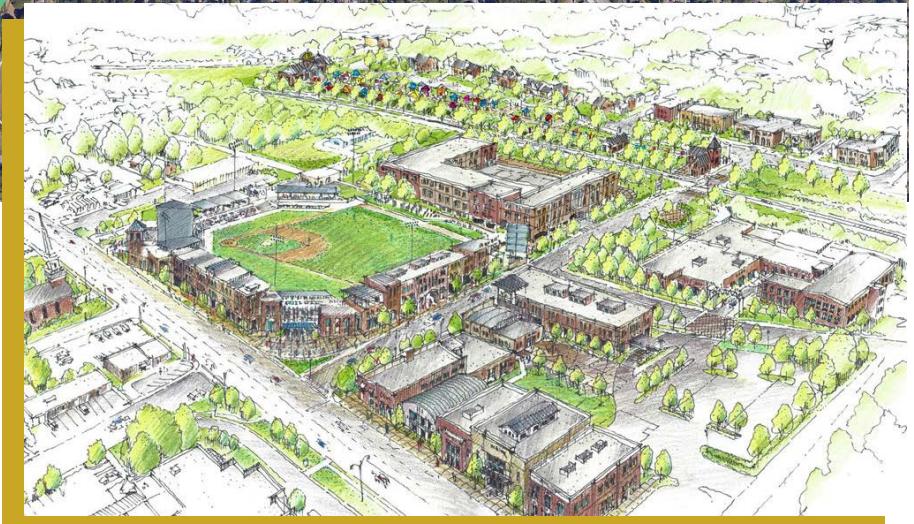


THE FUSE DISTRICT



DEVELOPMENT

The FUSE District in Gastonia features several parcels suitable for developing viable businesses that will support the stadium and the communities around it. There is a large inventory of properties within walking distance of the stadium site that are available for sale or lease.



ENTERTAINMENT

The new multi-use complex will host sports events, festivals, concerts, and other entertainment options. The area around the stadium will include restaurants, retail, and a craft brewery. The Loray Mill is in walking distance and offers additional venues to explore.

CONNECTIVITY

The FUSE District is also about Connectivity. The area is easily accessed from two main thoroughfares: West Franklin Boulevard and US-321/York and Chester Streets. Residents can connect to the FUSE District from Loray and Downtown. Bus routes run through the District and pedestrian and bike traffic is encouraged on designated walkways and lanes.

AREA RETAIL & DEVELOPMENT



TRAFFIC COUNTS

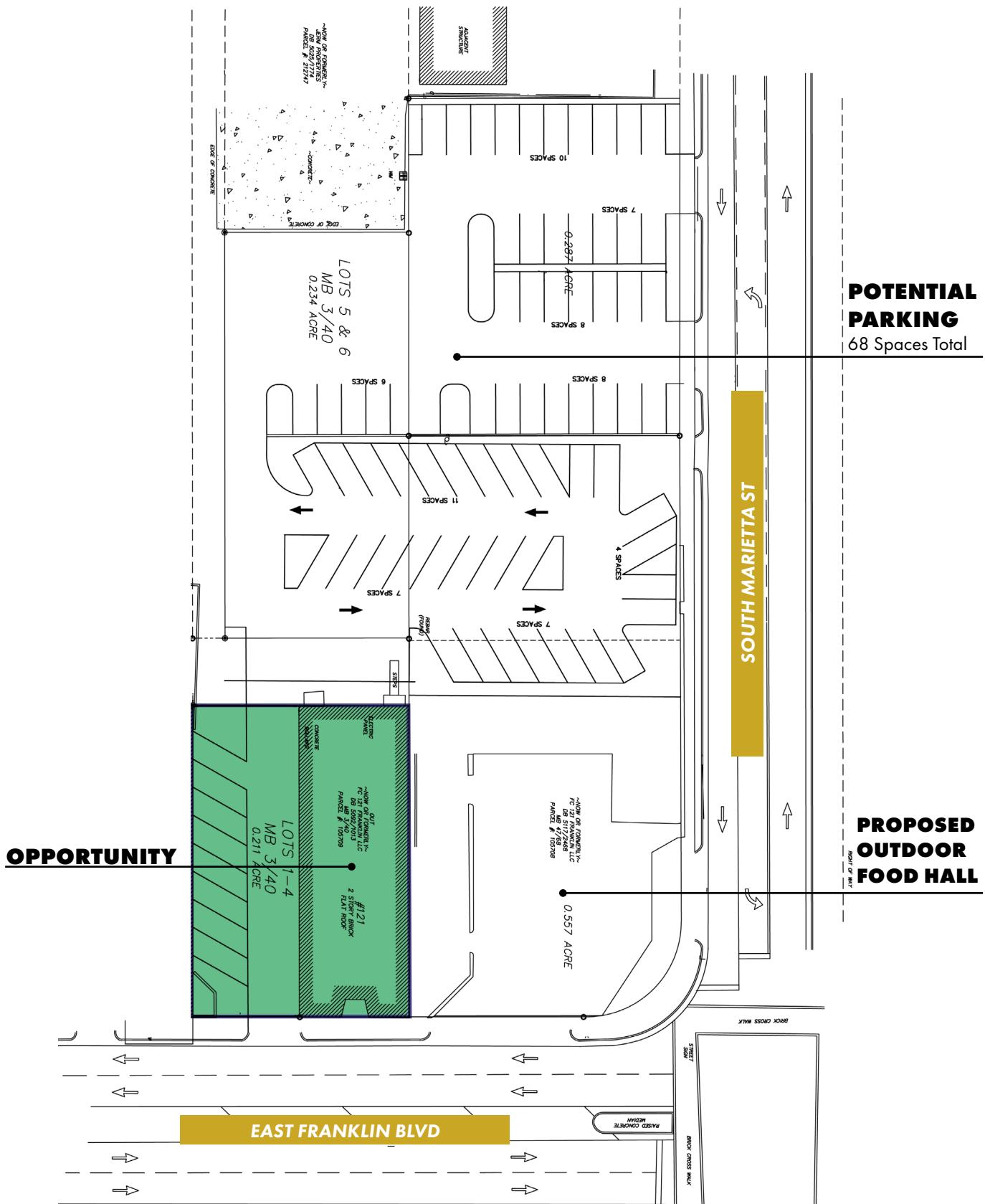
East Franklin Blvd	16,000 VPD
Broad Street	12,000 VPD
East Long Ave	18,000 VPD
North York St	9,400 VPD
North Chester St	9,500 VPD

DEMOGRAPHICS

Population	8,063	53,982	103,162
Projected Population	8,629	57,359	109,946
Household Income	\$49,839	\$57,319	\$65,553
Employees	9,930	36,956	51,179

14,004 SF AVAILABLE FOR LEASE

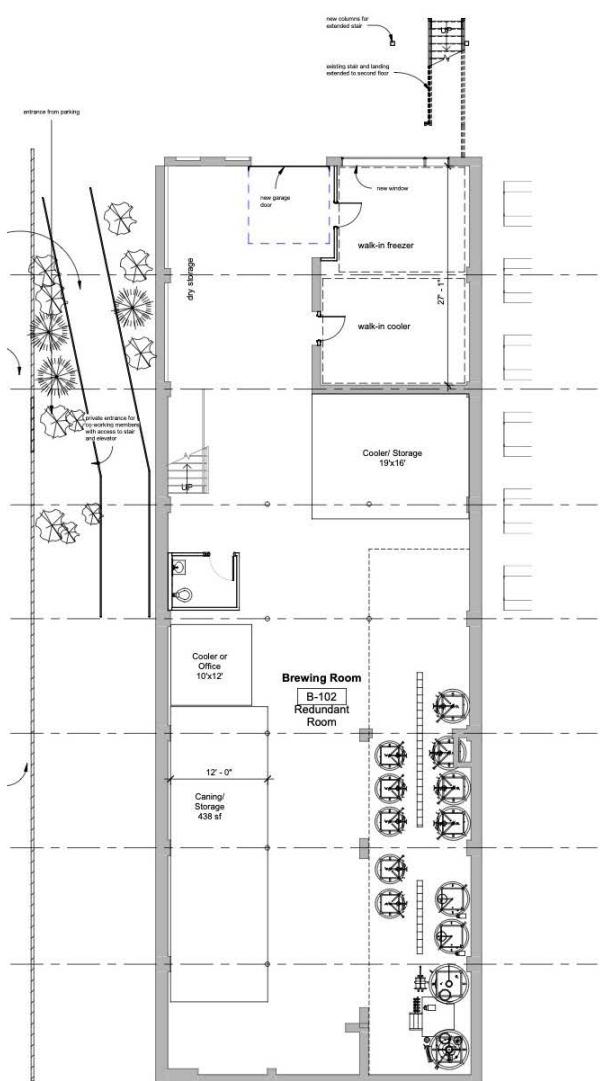
SITE PLAN



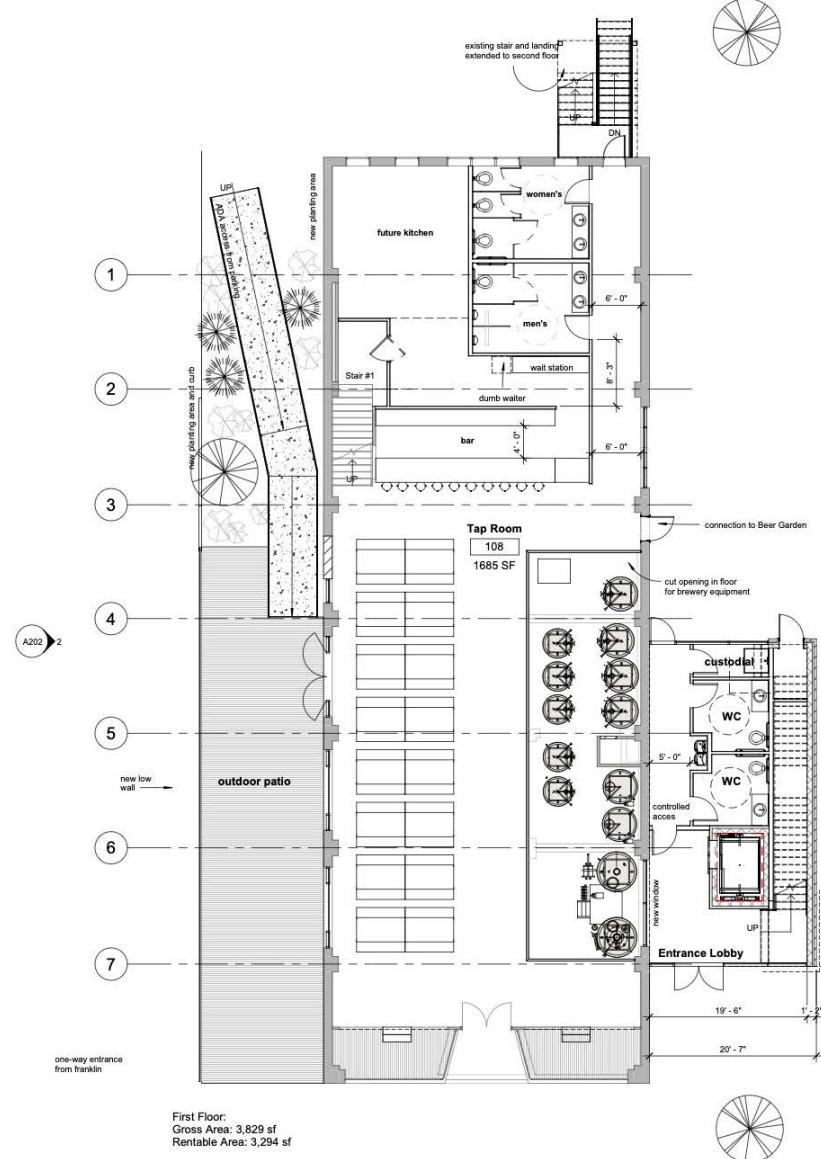
ASCENT
REAL ESTATE PARTNERS

121 E FRANKLIN BLVD, GASTONIA

CONCEPTUAL FLOOR PLAN



1 NEW - Basement

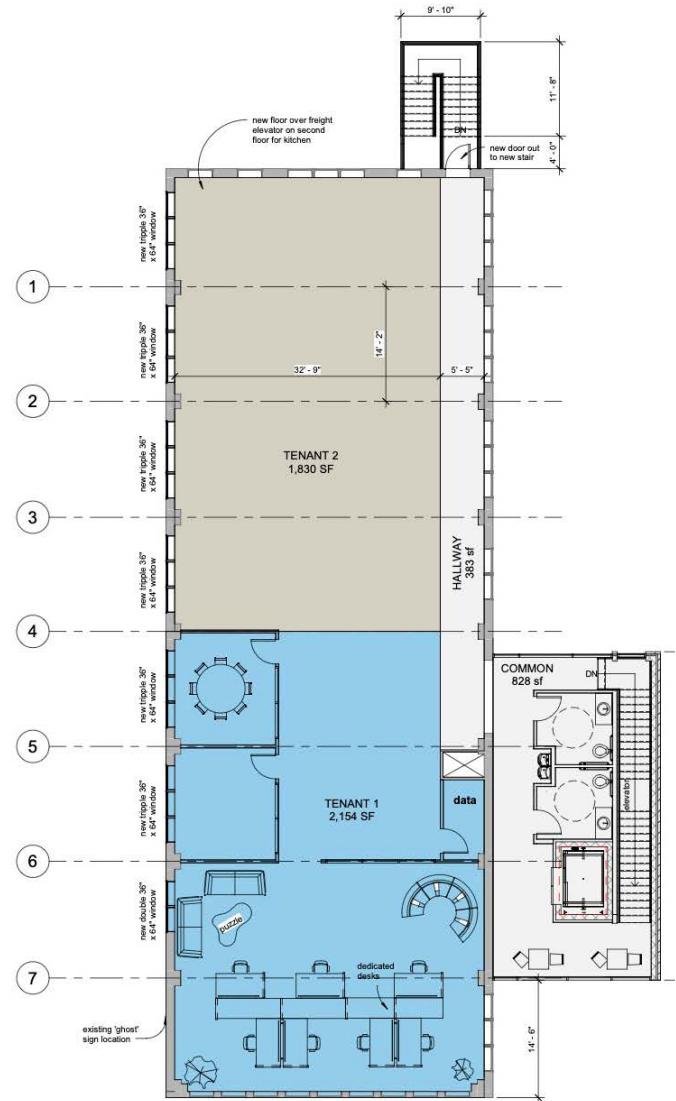
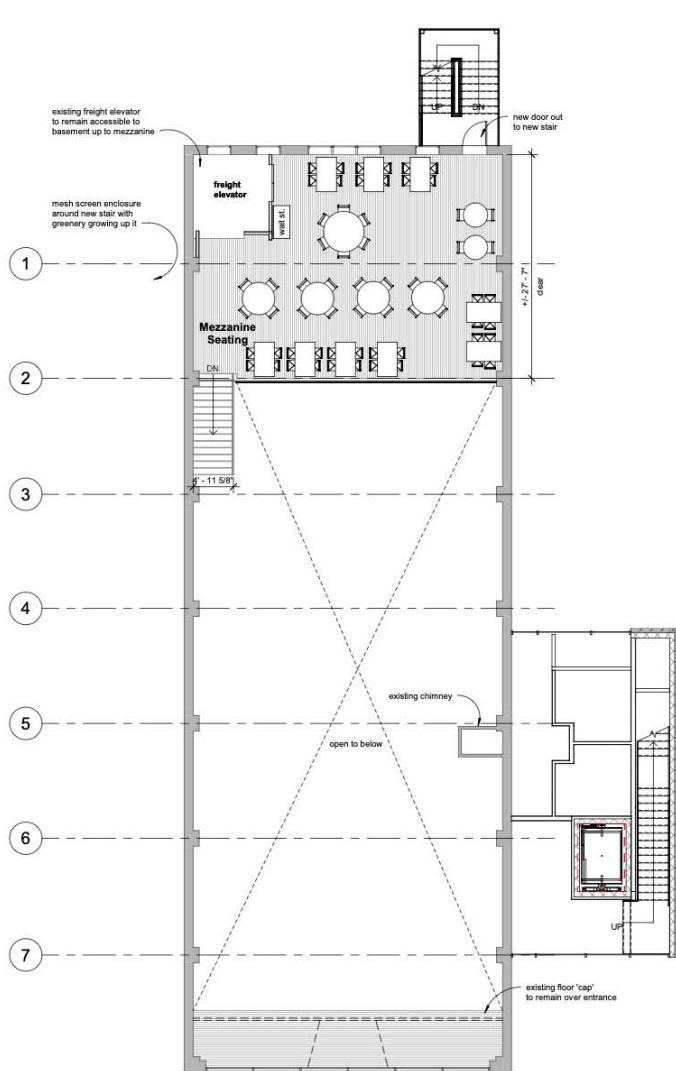


2 NEW - First Floor

CHAPMAN CHASTAIN
980.266.9292
chapman@ascent.re

MARSHALL RANSON
704.654.2644
marshall@ascent.re

CONCEPTUAL FLOOR PLAN



1 NEW - Mezzanine

1/8" = 1'-0"

2 NEW - Second Floor

1/8" = 1'-0"

121 E FRANKLIN BLVD, GASTONIA

RENDERS

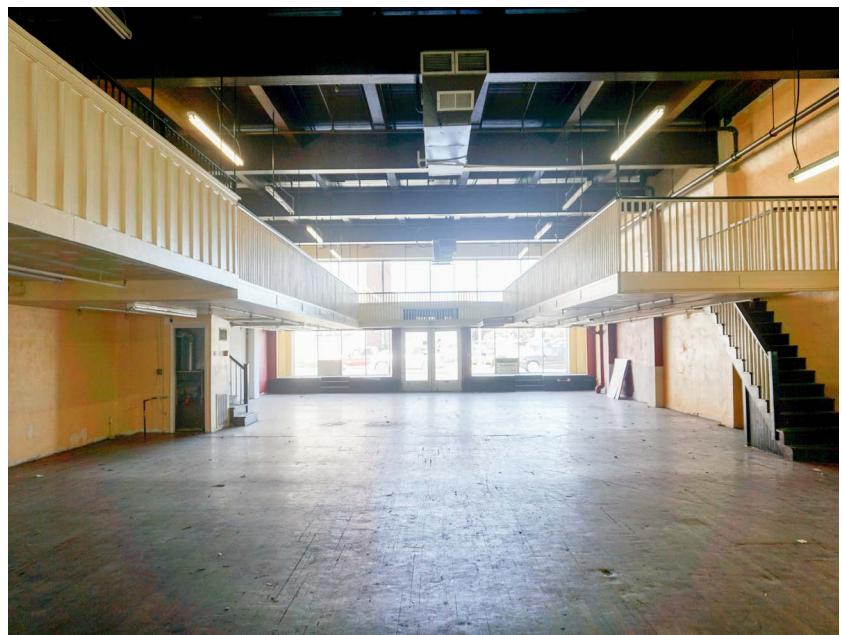
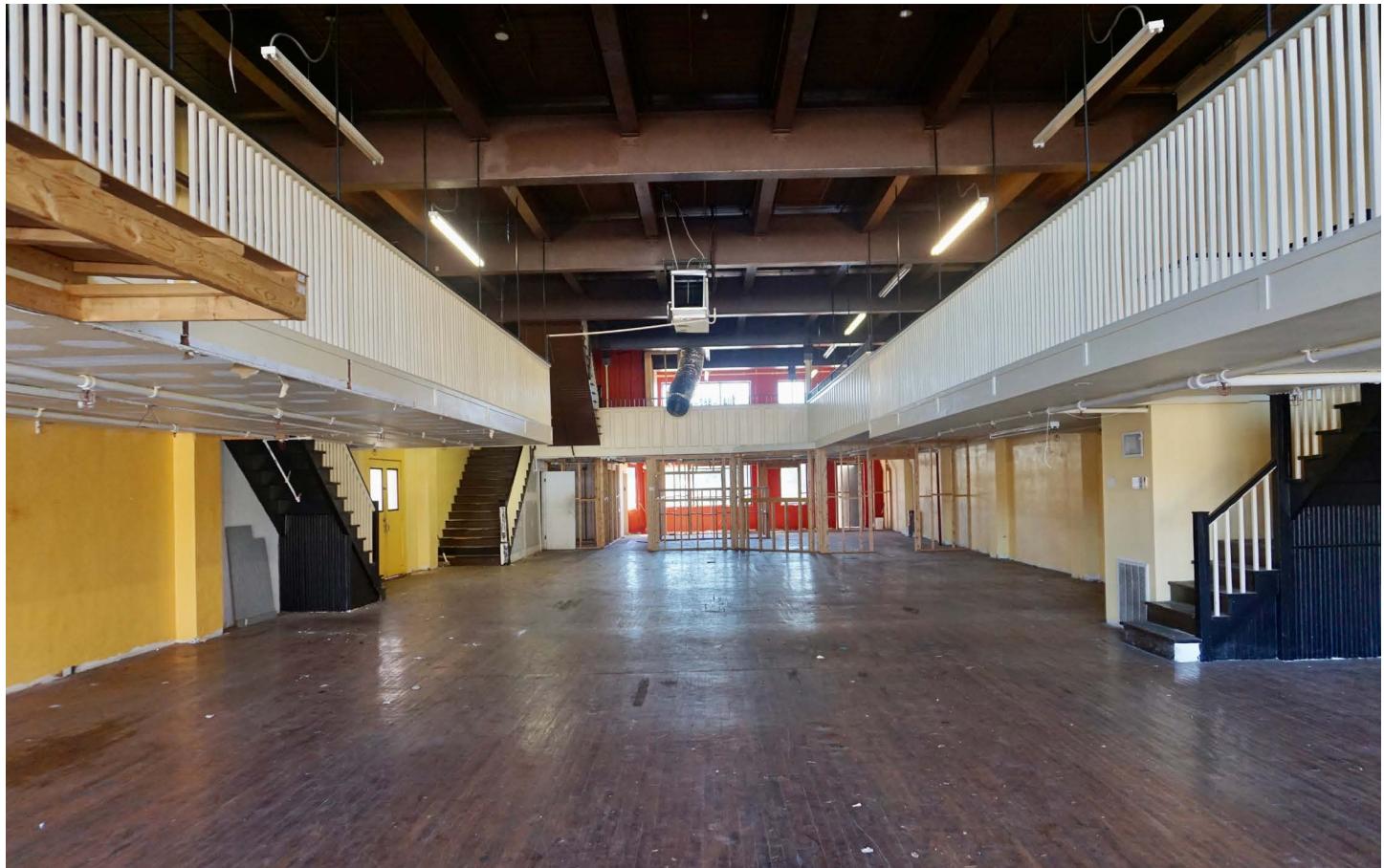


CHAPMAN CHASTAIN
980.266.9292
chapman@ascent.re

MARSHALL RANSON
704.654.2644
marshall@ascent.re

14,004 SF AVAILABLE FOR LEASE

PHOTOS



121 E FRANKLIN

121 E FRANKLIN

121 E FRANKLIN



FOR MORE INFORMATION,
PLEASE CONTACT

CHAPMAN CHASTAIN
980.266.9292
chapman@ascent.re

MARSHALL RANSON
704.654.2344
marshall@ascent.re



121 E FRANKLIN

121 E FRANKLIN