

**121 E FRANKLIN**

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**DOWNTOWN GASTONIA RETAIL  
AND OFFICE FOR LEASE**

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121 E FRANKLIN BLVD, GASTONIA

# 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.



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## 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.



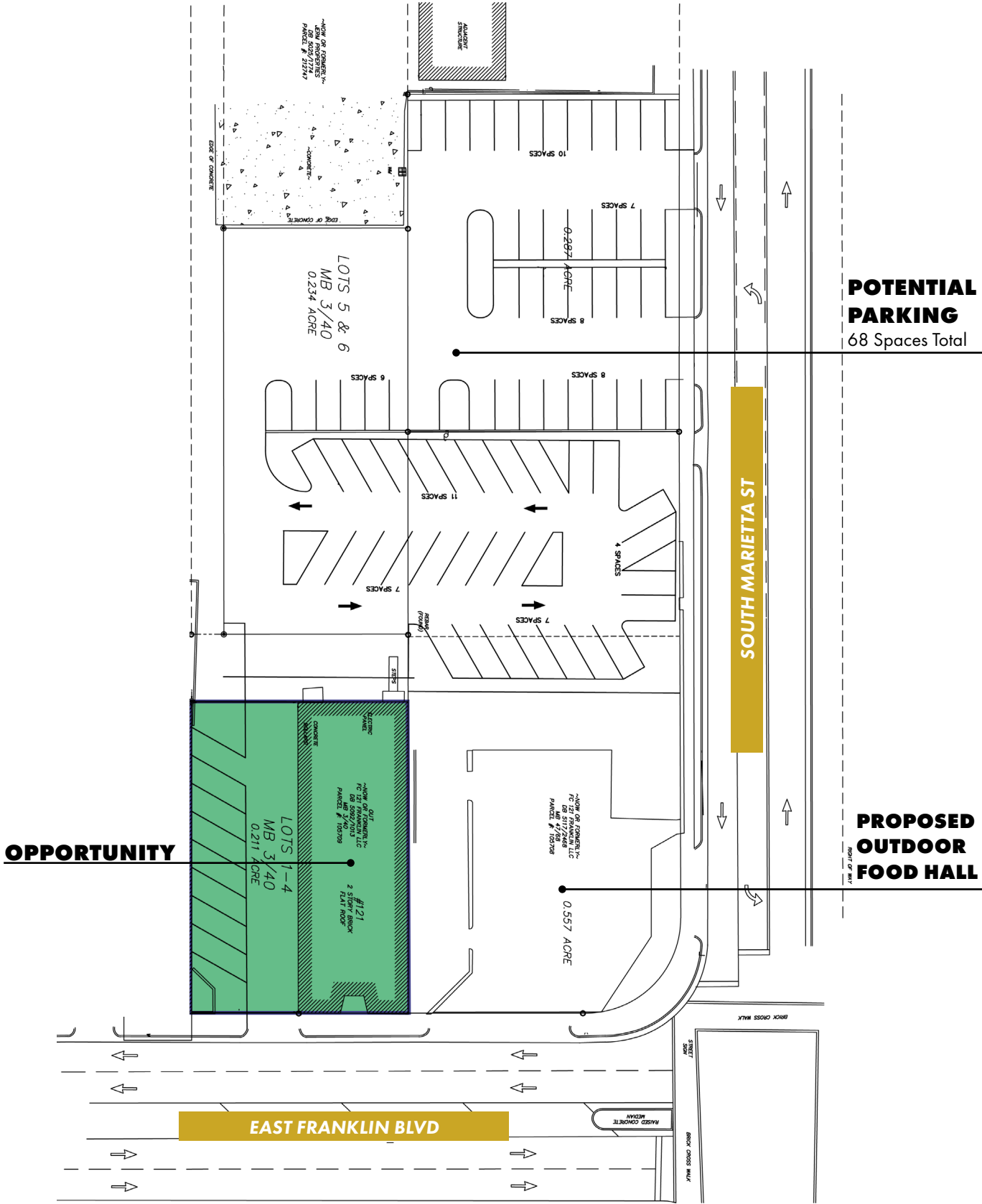


TRAFFIC COUNTS	
East Franklin Blvd	16,000 VPD
Broad Street	12,000 VPD
East Long Ave	18,000 VPD
North York St	9,400 VPD
North Chester St	9,500 VPD

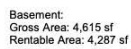
DEMOGRAPHICS			
Population	8,063	53,982	103,162
Projected Population	8,629	57,359	109,946
Household Income	\$49,839	\$57,319	\$65,553
Employees	9,930	36,956	51,179



**SITE PLAN**



## CONCEPTUAL FLOOR PLAN

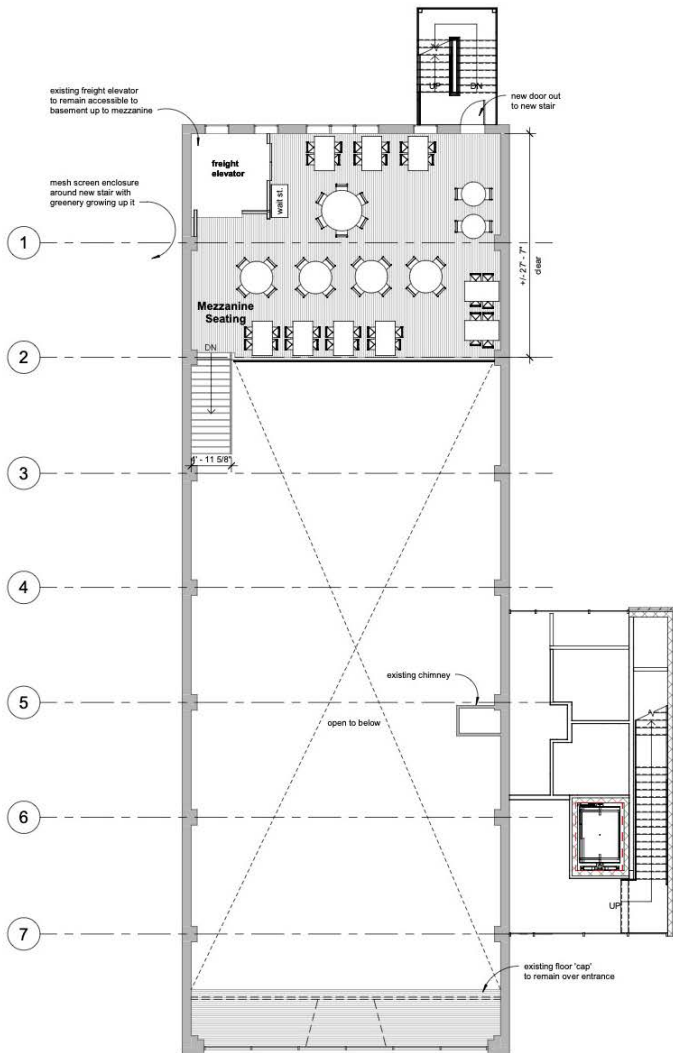


**1 NEW - Basement**  
1/8" = 1'-0"



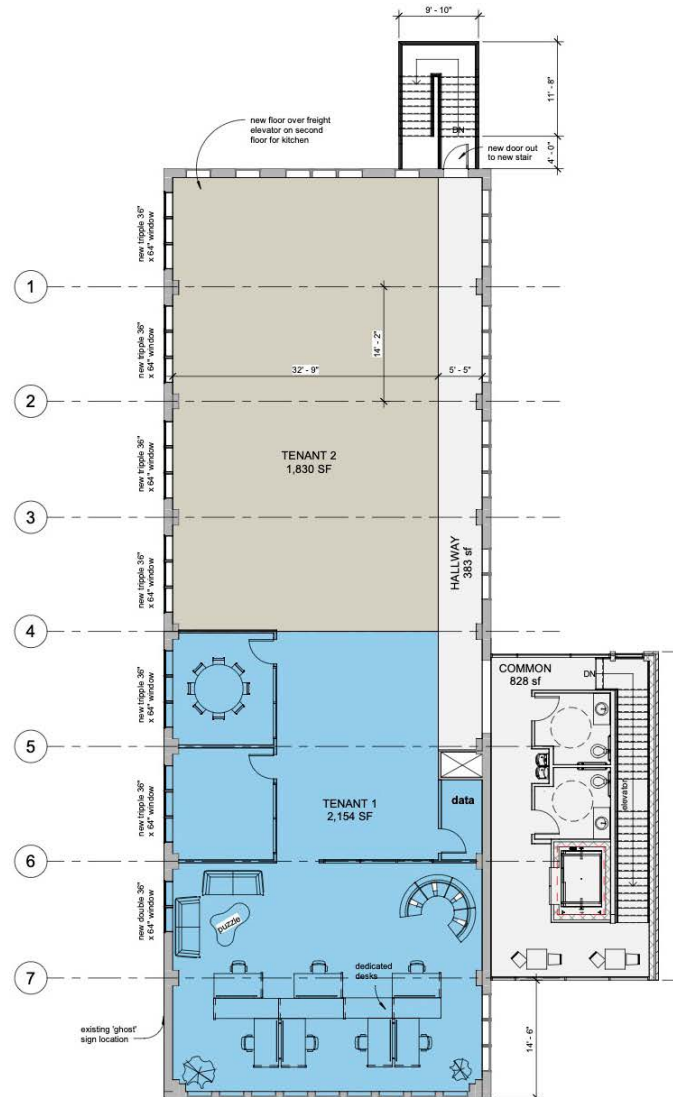
## 2 NEW - First Floor

## CONCEPTUAL FLOOR PLAN



Mezzanine:  
Rentable Area: 945 sf

**1 NEW - Mezzanine**  
1/8" = 1'-0"



Second Floor:  
Gross Area: 4,615 sf  
Rentable Area: 4,287 sf

## 2 NEW - Second Floor



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## RENDERINGS

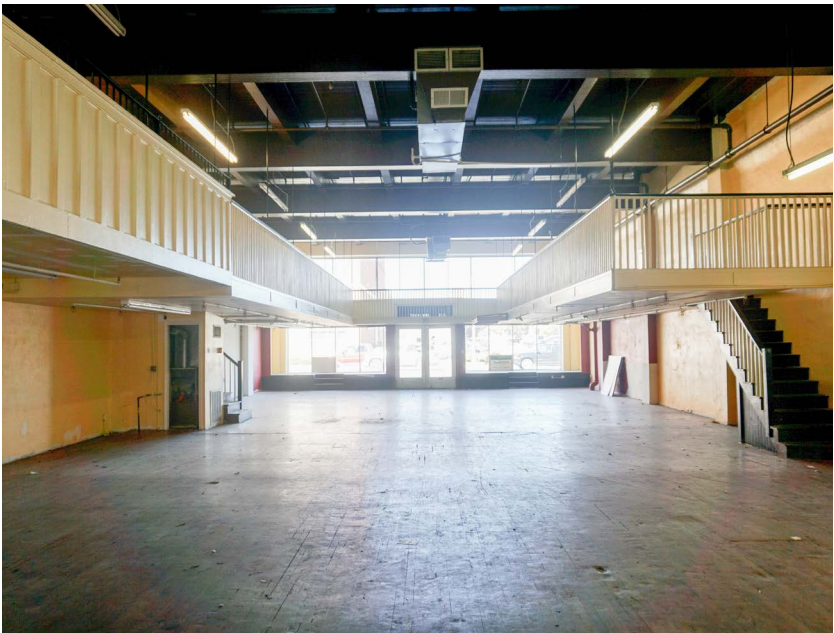
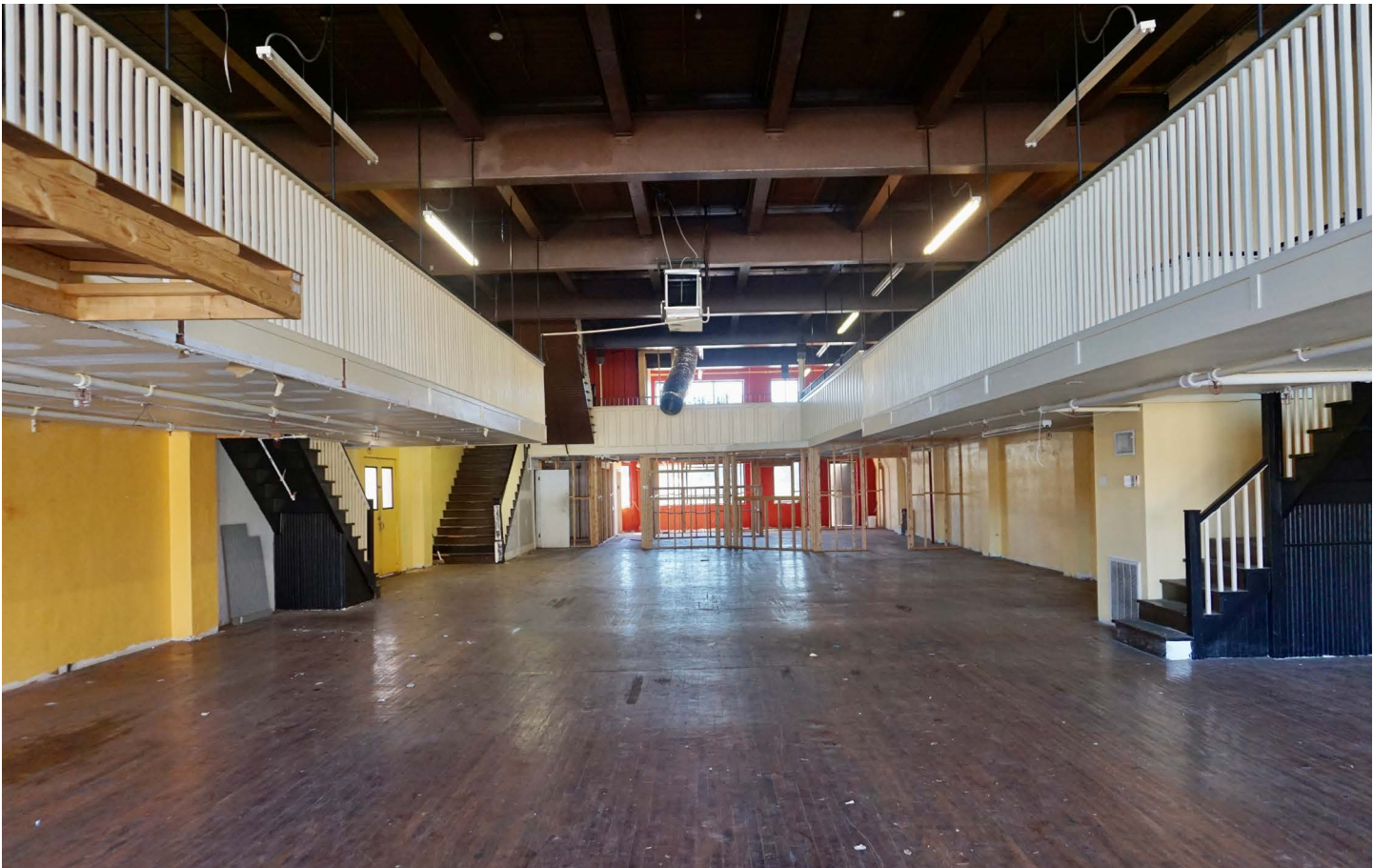


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PHOTOS



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FOR MORE INFORMATION,  
PLEASE CONTACT

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