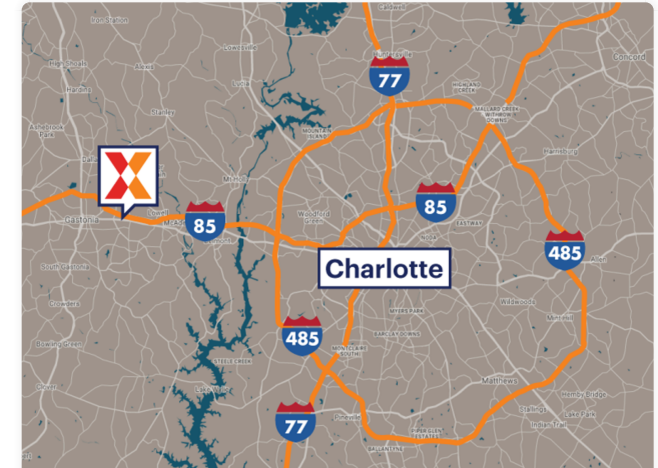


# Franklin Square

2900-3086 East Franklin Blvd | Gastonia, NC 28056

Gaston County Charlotte-Concord-Gastonia, NC-SC 317,824 Sq Ft

35.2610, -81.1241



Demographics	1 Mile	3 Miles	5 Miles
Population	3,722	48,912	117,082
Daytime Pop.	5,385	45,677	112,524
Households	1,503	20,031	47,205
Income	\$114,373	\$94,290	\$97,053

Source: Synergos Technologies, Inc. 2024

Located in dominant retail node in Gastonia with over 1.1M Sq Ft of retail space in multiple centers

Benefit from traffic draw of a Walmart Supercenter-anchored center and national retailers including Ross, Best Buy, Michaels, Five Below, Skechers, Boot Barn & PopShelf

Highly trafficked center drawing an estimated 5.6M annual visits (Placer.ai 2025)

Convenient access from I-85, with 130,000 daily vehicles, and US 29-74/E Franklin Blvd, with 26,000 daily vehicles (Kalibrate 2023, 2022)

Close proximity to Caromont Regional Medical Center with 435-beds (Dept of Homeland Security)



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## Available Spaces

003	7,235 Sq Ft	360°	032	1,800 Sq Ft	360°
021	2,812 Sq Ft	360°	036	1,500 Sq Ft	360°
025	3,162 Sq Ft	360°	038	1,355 Sq Ft	360°
026	2,500 Sq Ft	360°	043	1,375 Sq Ft	360°

## Current Tenants

Space size listed in square feet

001	Hair By Graciela	700	035	Akropolis Cafe/la	3,178
002A	Chex Grill	1,765		Fuente Bar	
002B	Franklin Sq	4,005	037	Mattress Firm	6,150
	Orthodontic & Pedi		039A	Leslie's Pool	3,011
005	Caribbean Hut	1,603		Supplies	
	Restaurant		041	Peking Garden	1,750
006	Once Upon a Child	4,000	042	Pokeworks	1,200
007	Landry's Barber	2,087	044	Chili's Grill & Bar	4,343
	Shoppe		100	CenterWell Senior	9,575
008	Hibbett Sports	5,200		Primary Care	
010	Rio body wax	1,500	100A	SKECHERS	8,500
011	Anne's Nails	5,787	200	Michaels	20,494
012	Republic Finance	1,500	300	Dollar Tree	22,950
013	The Unfinished	3,000	400	Walmart	8,000
	Furniture Shop		501	Ross Dress for Less	30,187
014	Boost Mobile	1,500	502	Bealls Outlet	25,000
015	H&R Block	1,080	600	Pep Boys	8,300
16/17	Shoe Dept	6,159	600A	Boot Barn	14,000
018	Rainbow Shops	6,535	700	Best Buy	46,675
019	Cato Fashions	4,800	NAP01	Lowe's	126,011
020	GameStop	2,700	NAP02	The Home Depot	133,711
023	OneMain Financial	2,852	NAP03	Krispy Kreme	0
024	Hire Dynamics	1,388		Doughnuts	
027	pOpshelf	10,465	NAP04	McDonald's	0
033	Five Below	11,400	NAP05	NAP	4,000
034	Spencer's	2,746	NAP06	Verizon Wireless	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time. 4199

