

FOR LEASE

AAA UNIT

2508 Franklin Greens, Unit B,
Gastonia, NC 28056



PRICING: \$22/SF/YR NNN



TOTAL AVAILABLE SPACE - 4,836 SF



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PROPERTY DETAILS

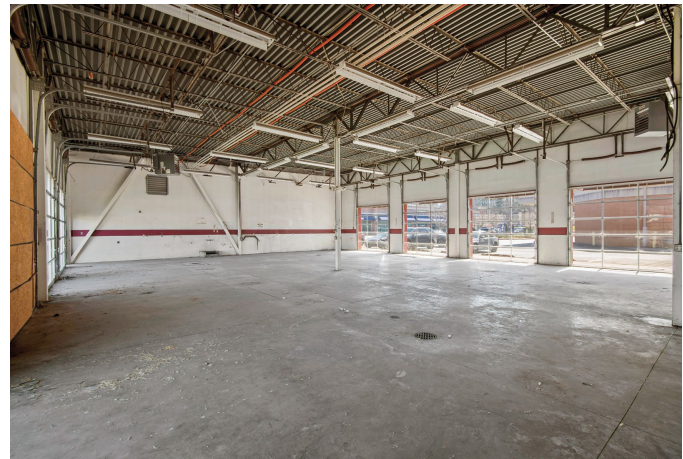
-  **PRICING:** \$22/SF/YR NNN
-  **AVAILABLE SF:** 4,836
-  **ZONING:** RET12
-  **YEAR BUILT:** 2004
-  **TOTAL LOT SIZE:** 1.05 AC
-  **REAL ESTATE TAXES:** \$2,988

4,836 SF FOR LEASE

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EXECUTIVE SUMMARY:

Franklin Greens Shopping Center is conveniently located right off I-85. The retail center is anchored by a Walgreens and has 3 separate buildings surrounding it. East Franklin Blvd's AADT count is 38,500 according to 2018 NCDOT.



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PROPERTY INFORMATION

PROPERTY DESCRIPTION

The unit used to be leased to AAA and is well-equipped for a brewery, garage, showroom, automotive retail, and "open floor-plan" retail. It's currently in shell space condition. The space has (4) 10x12 drive-in bays, high ceilings, office, and a restroom.

PROPERTY HIGHLIGHTS

- Convenience to I-85
- (4) 10x12 Drive-in Bays
- Plenty of parking
- Office/restroom
- Open floor plan
- Shell space

AERIAL DRONE



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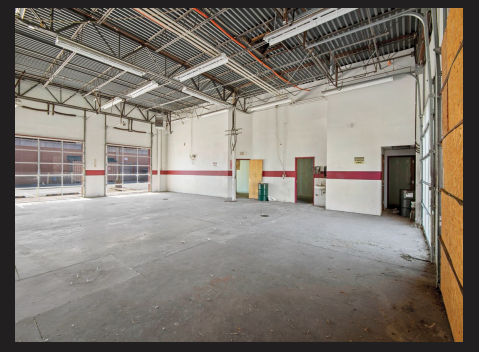
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PROPERTY PHOTOS



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RETAIL MAP



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ABOUT GALLEON COMMERCIAL

Galleon is a full-service Commercial Real Estate and Business Brokerage firm specializing in the handling of managing, leasing, buying, and selling commercial real estate in Lake Norman (Mooresville, Statesville, Huntersville, Troutman), Greater Charlotte, and Iredell County. Galleon is also now a part of eXp Commercial, an agent-led, cloud-based commercial real estate brokerage with agents across the globe



Experience in Offering a Variety of Commercial Real Estate Services, including:

Buyer/Tenant Representation

Whether you are buying or leasing a property, there are numerous benefits to engaging the services of an experienced buyer/tenant representative. Our buyer/tenant representatives at Galleon offer objective insight on market factors and provide expert guidance throughout every step of the process. As a representative for buyers and tenants, we seek to understand your unique business requirements to provide you with a clear overview of the local market. No matter your real estate requirements, we navigate the details of relocation, market data, lease negotiations and more to help successfully assess your real estate options.

Seller/Landlord Representation

Our expert sales/landlord representatives at Galleon are committed to making sure your properties attract maximum market exposure. We list properties with local, regional, and national multiple listing services so they gain the highest level of attention from prospective buyers and tenants. Throughout the process, Galleon provides you with market feedback and helps prepare and negotiate all lease offers and purchase contracts so you can select the best possible offer. Our streamlined sales and leasing approach ensures that your business will achieve maximum results.

Land Assemblage and Acquisition

Galleon has extensive expertise in the assembly and acquisition of all types of land investments. A wide range of factors must be considered and weighed, including zoning, ordinances, utilities, environmental issues, rights-of-way, demographics, and more. Our knowledge of the local market enables us to anticipate trends and discover opportunities for investors. We help clients navigate these complex processes with confidence and ease and develop innovative real estate solutions that positively contribute to your bottom line.

Investment Property Sales

We evaluate the highest and best use, formulating a strategy for our clients to maximize the value of their real estate holdings. Our team empowers clients with advice and access to the latest market knowledge to ensure a seamless sale of their investment property.

1031 Tax-Free Exchanges

Section 1031 allows investors to defer capital gains taxes on the exchange of like-kind properties. Galleon ensures thorough and personal attention throughout the entire exchange process. We help guide you through the process of completing a 1031 exchange and verify that all tax laws, IRS regulations, and IRS rulings are complied with. No matter how simple or complex, we appreciate the opportunity to work with you on your next exchange.

Development Consulting

Real estate development is a complex and costly process, and the rules for development vary greatly between municipalities. Our experienced professionals help you navigate the entire due diligence process. The combination of our development consulting services with brokerage services will ensure that your real estate options successfully contribute to the achievement of your business goals. We function as development specialists, navigating the multifaceted land development process and analyze the development potential of a property to determine the most viable real estate option for your objectives.

Property Management Services

The property management team at Galleon offers superior property management services to enhance the value of your assets. We are committed to delivering the highest level of service to building occupants, priding ourselves on satisfied tenants and clients. Our innovative solutions are focused on superior management of your properties so you can focus on the success of your core business.



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