



FOR SUBLEASE
3704 E. FRANKLIN BLVD.
GASTONIA, NC



JULIE GARDNER

Principal
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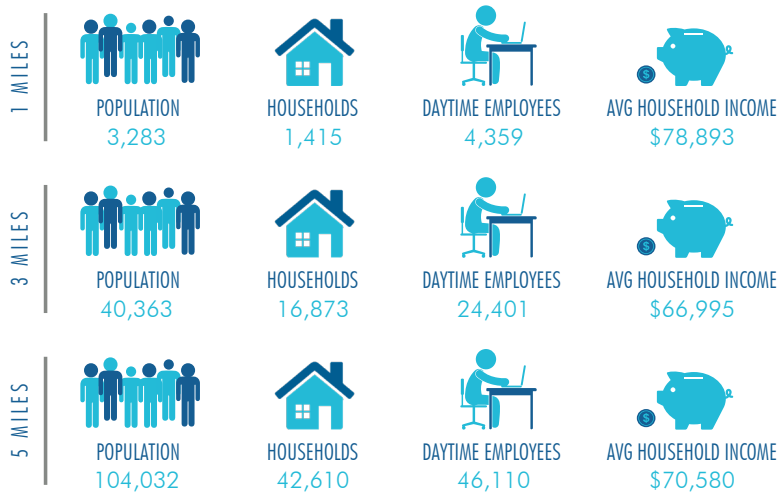
SARAH SCHANK

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KATZ & ASSOCIATES



DEMOGRAPHICS



HIGHLIGHTS

42,972 SF available

Site fronts Interstate 85

Regional trade area with excellent interstate accessibility.
Strongest retail node in Gaston County.

15 minutes from Charlotte City Center

Strong shopping center with Kohl's, PetSmart, Shoe Carnival, Old Navy, Party City, Books A Million

Nearby retail: Target, Dick's, Ulta, TJ Maxx, Burlington Coat, Super Wal-mart, Best Buy, Academy Sports

HIGH TRAFFIC VOLUME

I-85 | 125,000 cars per day
Franklin Blvd | 38,500 cars per day

TOP EMPLOYERS

CaroMont Health | 3,800 employees

Gaston County Schools | 3,900 employees

Freightliner | 1,600 employees

Pharr Yarns | 1,200 employees

American & Efird | 1,100 employees

HIGHLIGHTS | PROPERTY

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AERIAL | TRADE

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