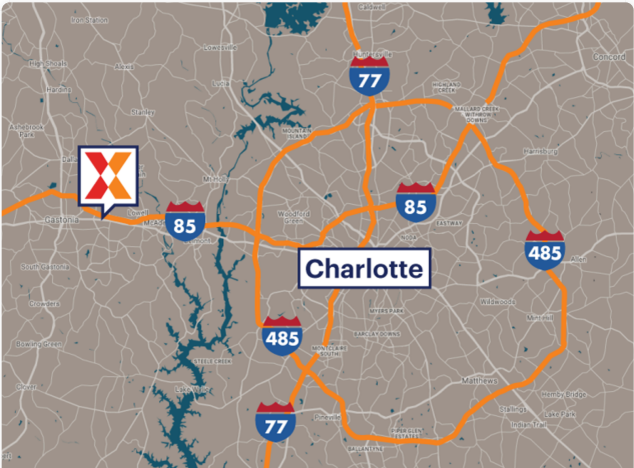


# Franklin Square

2900-3086 East Franklin Blvd | Gastonia, NC 28056

Gaston County Charlotte-Concord-Gastonia, NC-SC 581,546 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° |
| 021 | 2,812 Sq Ft | 360° |
| 025 | 3,162 Sq Ft | 360° |
| 026 | 2,500 Sq Ft | 360° |
| 032 | 1,800 Sq Ft | 360° |
| 034 | 2,746 Sq Ft | 360° |
| 036 | 1,500 Sq Ft | 360° |
| 038 | 1,355 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   |
|       | Shophe             |        | 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   |
|       |                    |        | 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.

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