

# 511 W FRANKLIN

511 W FRANKLIN BLVD, GASTONIA NC 28052

+/- 8,857 SF OF RETAIL SPACE | FOR SALE AND FOR LEASE

OWE SE FOODS



NO PARKING  
NO TRUCKS OR TRAILERS  
DELIVERIES ONLY  
NO THROUGH TRAFFIC  
NO THROUGH TRAFFIC  
NO THROUGH TRAFFIC

NO THROUGH TRAFFIC  
AFTER  
BUSINESS HOURS

ALL TYPES OF SEAFOOD  
865-7453  
POWERS SEAFOOD



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# 511 W FRANKLIN

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**PROPERTY SUMMARY**

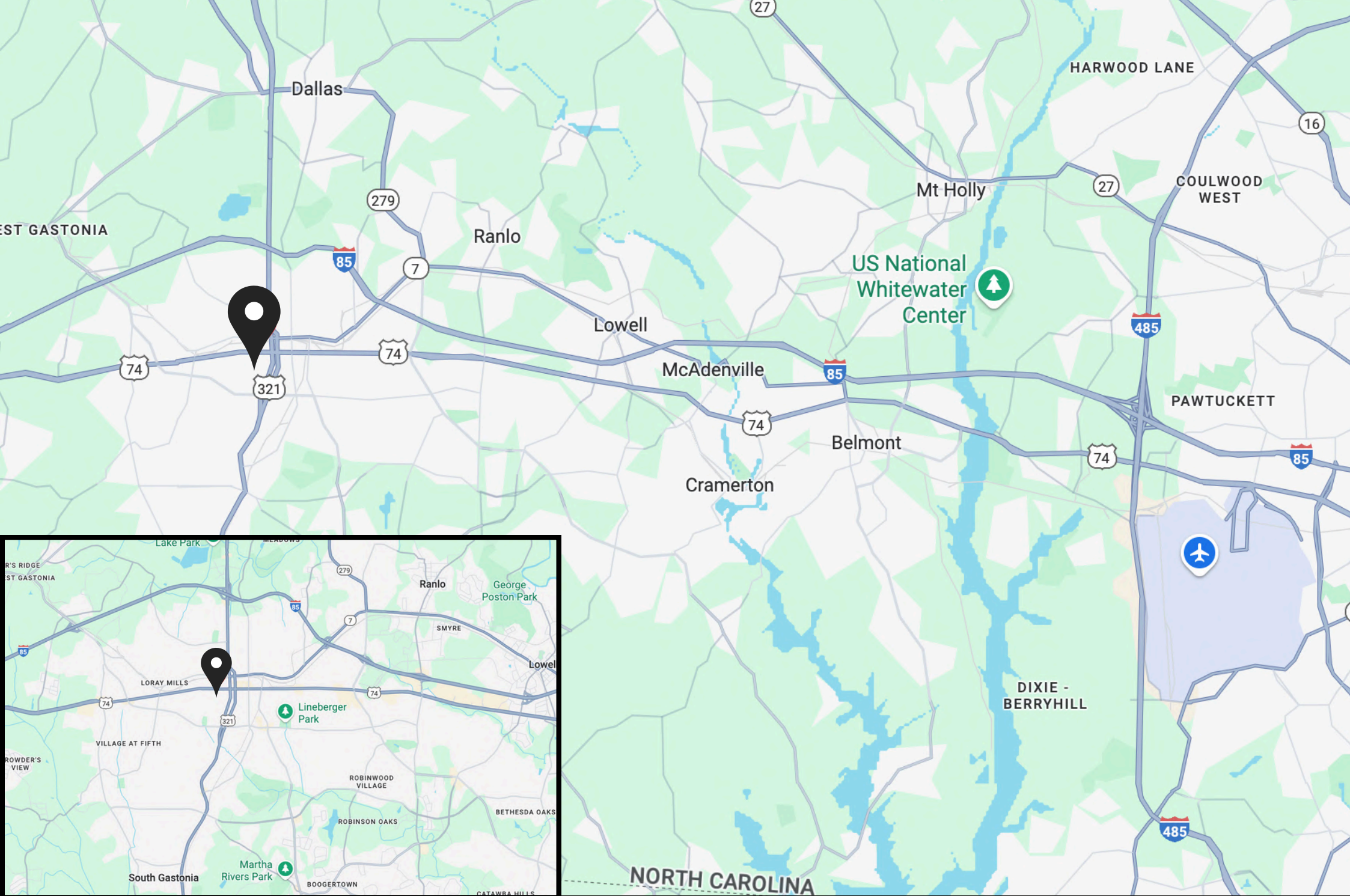
|            |  |
|------------|--|
| ADDRESS    | <b>511 W FRANKLIN BLVD, GASTONIA, NC 28052</b> |
| USE        | <b>RETAIL</b>                                  |
| SPACE SIZE | <b>+/- 8,857 SF</b>                            |
| SALE PRICE | <b>\$1,100,000</b>                             |
| LEASE RATE | <b>CALL BROKER FOR PRICING</b>                 |

POSITIONED ALONG A HIGH-TRAFFIC CORRIDOR IN THE HEART OF GASTONIA, THIS ±8,428 SF FREESTANDING RETAIL BUILDING OFFERS EXCEPTIONAL VISIBILITY AND ACCESSIBILITY.

WITH PROMINENT STREET FRONTAGE ON W FRANKLIN BLVD AND AMPLE ON-SITE PARKING, IT'S IDEAL FOR OWNER-USERS OR INVESTORS SEEKING A VERSATILE COMMERCIAL ASSET. THE FLEXIBLE LAYOUT ACCOMMODATES RETAIL, SHOWROOM, OR SERVICE USES, AND THE SITE IS SUITABLE FOR MIXED-USE OR MULTIFAMILY REDEVELOPMENT.

LOCATED MINUTES FROM DOWNTOWN AND I-85, **THE PROPERTY IS WITHIN GASTONIA'S GROWING FUSE DISTRICT**—ANCHORED BY CAROMONT HEALTH PARK AND SURROUNDED BY NEW DEVELOPMENTS LIKE FRANKLIN YARDS AND HANGAR 618. THERE IS ALSO A POTENTIAL OPPORTUNITY TO ASSEMBLE AN ADJACENT PARCEL, MAKING THIS A RARE INVESTMENT IN A HIGH-GROWTH, REVITALIZED AREA.







**HANGER 618** | URBAN FLEX SPACE BY  
LENOX DEVELOPMENT GROUP

**615 W FRANKLIN BLVD**  
**FRANKLIN YARDS**

A MIXED-USE DEVELOPMENT  
IN THE GROWING FUSE  
DISTRICT. THE PROJECT WILL  
BRING 220 NEW APARTMENTS  
AND COMMERCIAL SPACE.

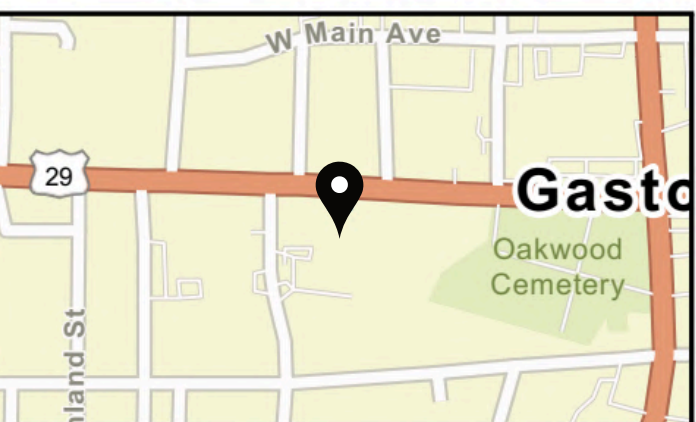
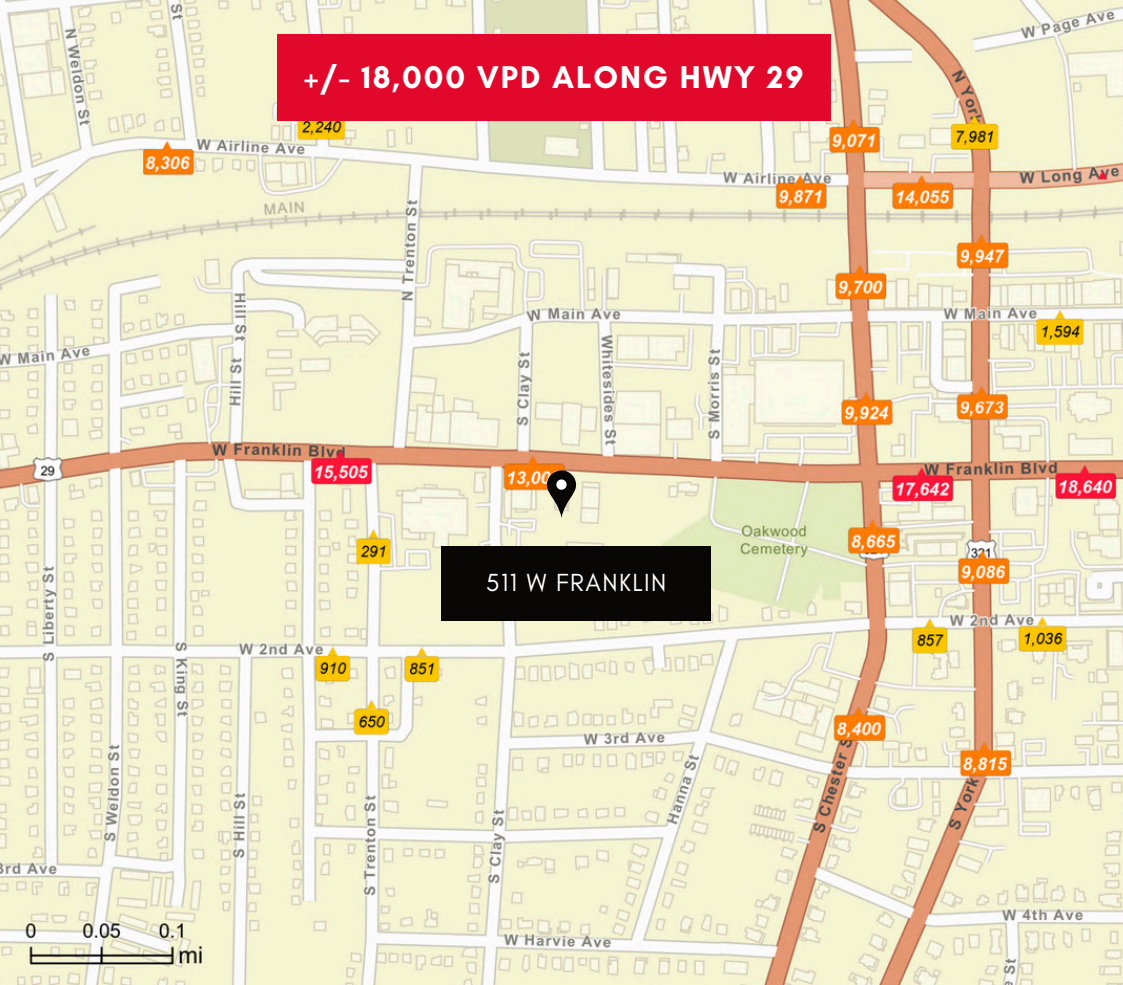
**POSSIBLE ASSEMBLAGE**

**+/- 18,000 VPD ALONG HWY 29**



**511 W FRANKLIN**





- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

BASED ON A 10-MINUTE DRIVE TIME



\$228,293

Median Home Value



\$51,737

Median HH Income



13.6%

No High School Diploma



33.4%

High School Graduate

4.4

Home Value to  
Income Ratio



31.7%

Some College/ Associate's  
Degree



21.3%

Bachelor's/Grad/ Prof  
Degree

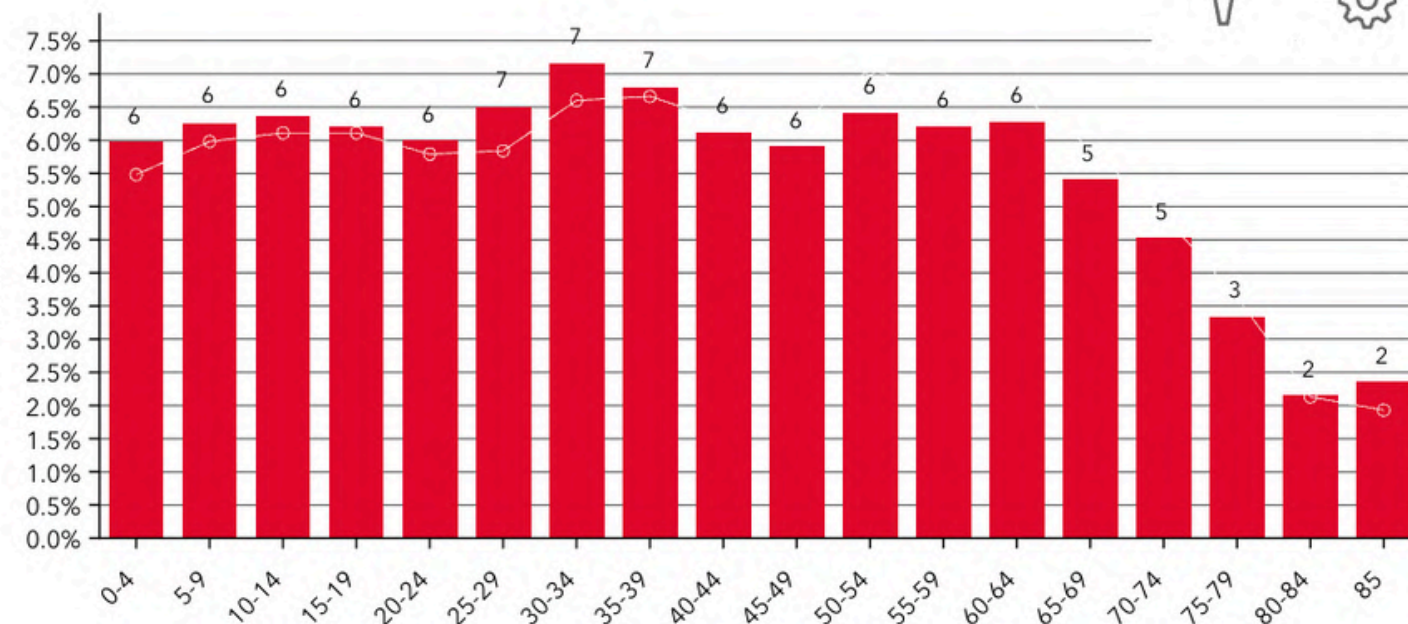
39.1

Median Age

27,338

Households

Age Profile



HOUSEHOLDS HHS% % US HHS INDEX

|                             |       |        |        |     |
|-----------------------------|-------|--------|--------|-----|
| Affluent Estates (L1)       | 493   | 1.80%  | 10.00% | 18  |
| Upscale Avenues (L2)        | 0     | 0.00%  | 5.55%  | 0   |
| Uptown Individuals (L3)     | 0     | 0.00%  | 3.58%  | 0   |
| Family Landscapes (L4)      | 1,358 | 4.97%  | 7.63%  | 65  |
| GenXurban (L5)              | 5,150 | 18.84% | 11.26% | 167 |
| Sprouting Explorers (L7)    | 900   | 3.29%  | 7.20%  | 46  |
| Middle Ground (L8)          | 9,233 | 33.77% | 10.79% | 313 |
| Senior Styles (L9)          | 315   | 1.15%  | 5.80%  | 20  |
| Rustic Outposts (L10)       | 1,604 | 5.87%  | 8.30%  | 71  |
| Midtown Singles (L11)       | 988   | 3.61%  | 6.16%  | 59  |
| Hometown (L12)              | 6,361 | 23.27% | 6.01%  | 387 |
| Next Wave (L13)             | 0     | 0.00%  | 3.78%  | 0   |
| Scholars and Patriots (L14) | 0     | 0.00%  | 1.61%  | 0   |

# 511 W FRANKLIN

511 W FRANKLIN BLVD, GASTONIA, NC 28052

OWE SE FOODS



NO PARKING  
NO TALKING  
NO LOITERING  
NO DRIVING  
NO REVERSE  
NO U-TURN

NO TRESPASSING  
AFTER  
BUSINESS HOURS

ALL TYPES  
OF  
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