

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



JABEN STARNES, CCIM

980-888-1031

jaben@starnescommercial.com

NC #315996



WAYNE STARNES, MBA

980-888-1030

wayne@starnescommercial.com

NC #249354

511 W FRANKLIN

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PROPERTY SUMMARY

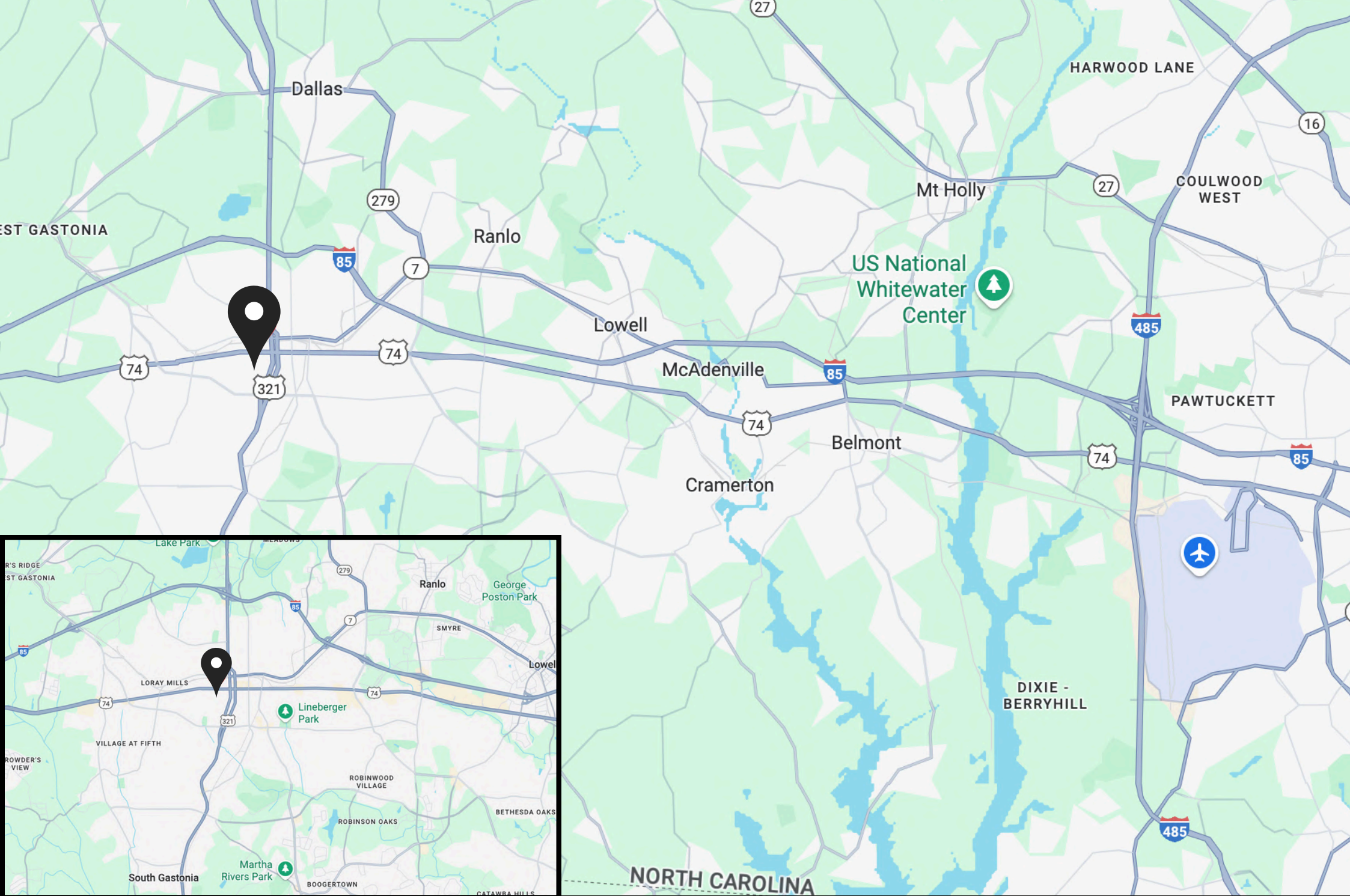
ADDRESS	511 W FRANKLIN BLVD, GASTONIA, NC 28052
USE	RETAIL
SPACE SIZE	+/- 8,857 SF
SALE PRICE	\$975,000
LEASE RATE	CALL BROKER FOR PRICING

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

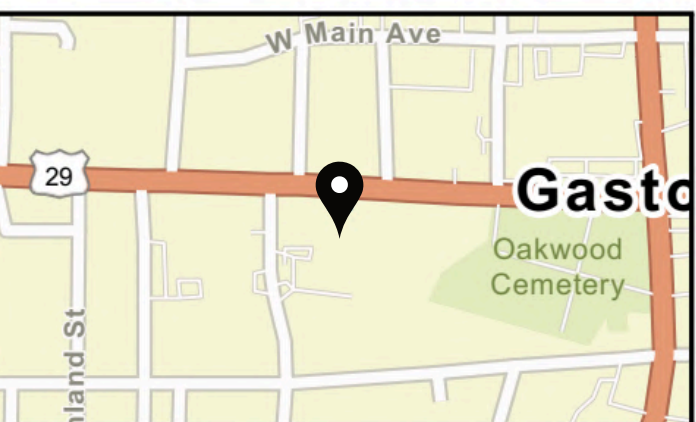
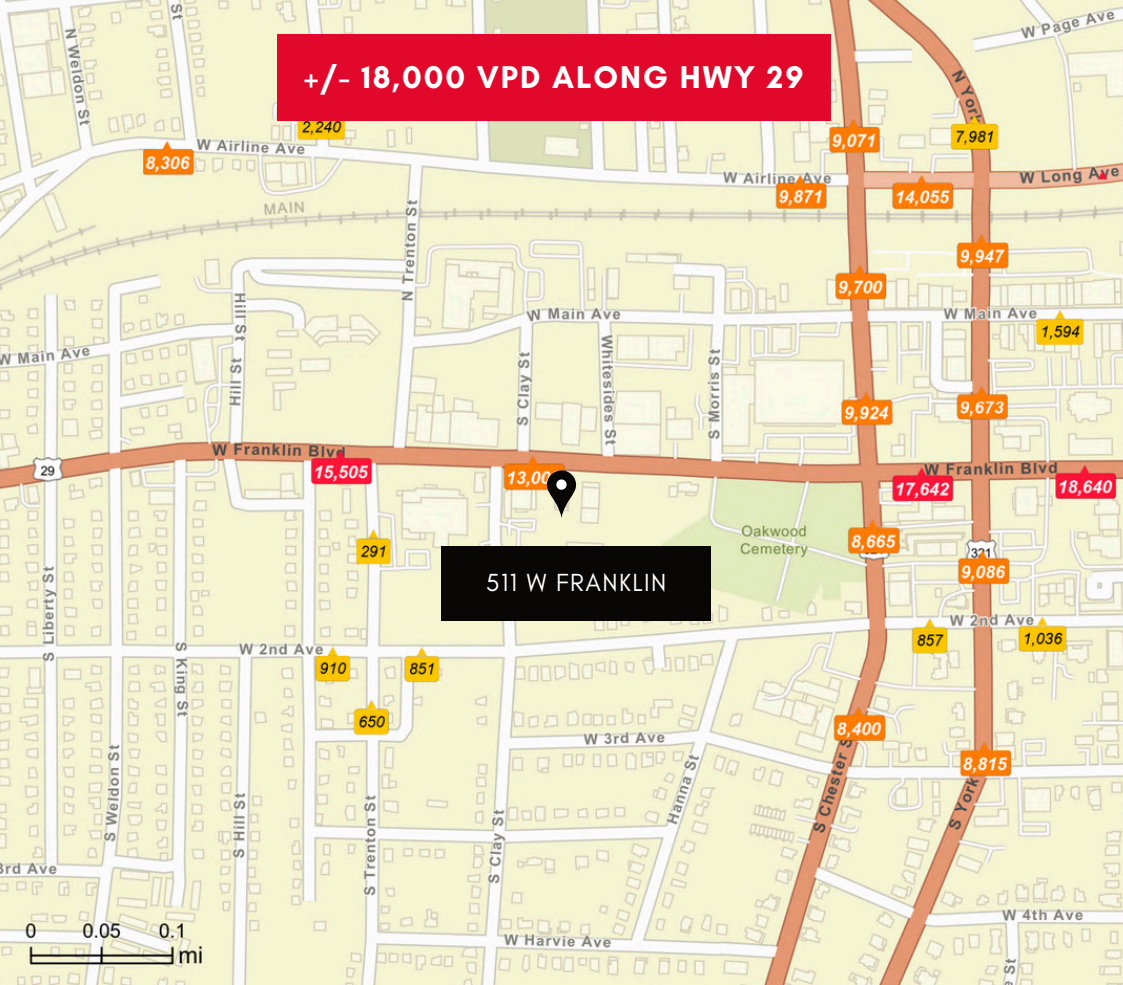


+/- 18,000 VPD ALONG HWY 29



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

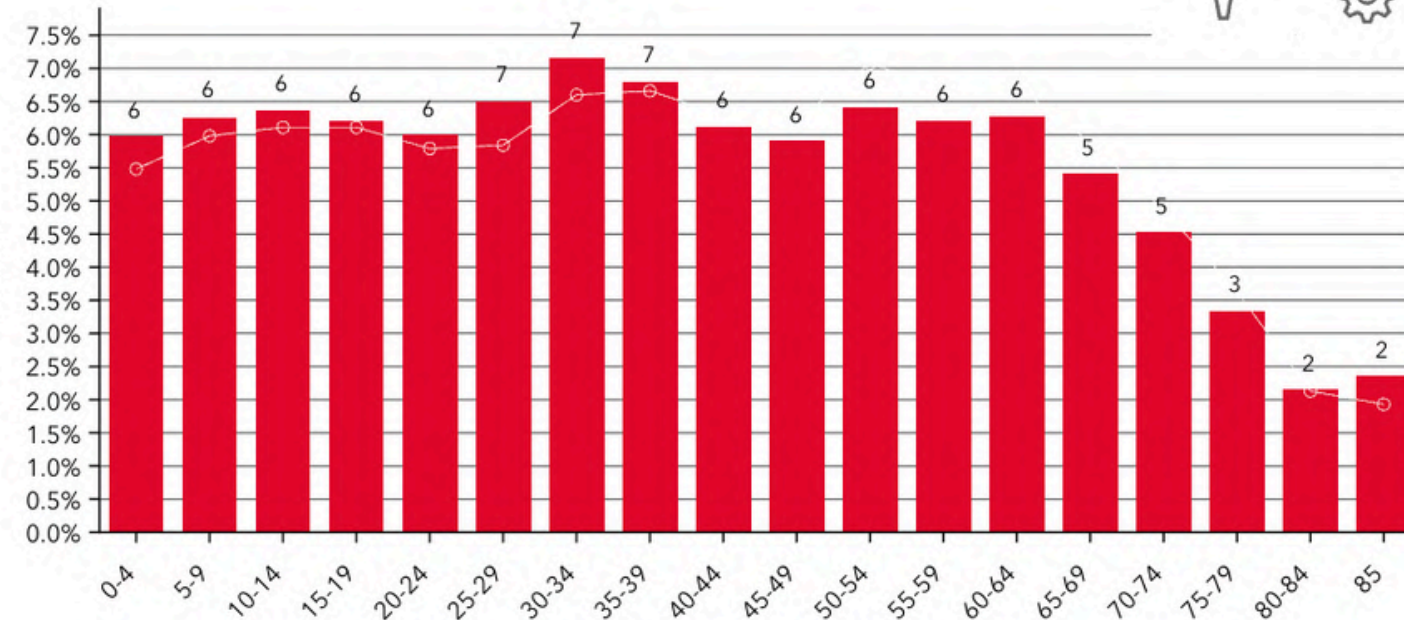
39.1

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

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