

# FRANKLIN SQUARE III

3660-3758 E FRANKLIN BLVD.

GASTONIA, NC 28056

35.260180, -81.114080

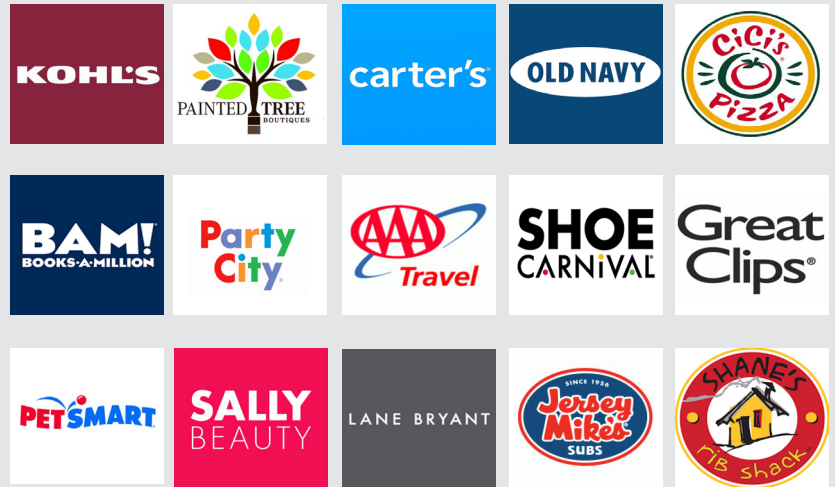


SIZE : 272,184 SF

## CO-TENANTS

## PROPERTY FEATURES

- 1,700 - 5,284 SF available for lease. Spaces can be combined to total 13,441 SF.
- Anchored by strong performing Kohl's with Sephora and Old Navy.
- Fast growing suburb of Charlotte, NC.
- As a regional shopping destination, benefitting from excellent access and visibility off of I-85 (114,000 VPD) and Route 74 (38,500 VPD).
- Dominant shopping node in Gaston County.
- Located near the new state of the art CarMont Regional Medical Center.



DEMOGRAPHICS – 2023	1 MILE	3 MILES	5 MILES
Estimated Population	3,646	42,511	111,997
Average Household Income	\$75,728	\$78,202	\$75,241
Households	1,498	17,133	44,351

Martin Cook

Cell 336.880.7458  
 martin@newlinkmg.com  
 www.newlinkmg.com

**NewLink**  
 MANAGEMENT GROUP  
 Innovative Retail Property Solutions

# FRANKLIN SQUARE III

3660-3758 E FRANKLIN BLVD.

GASTONIA, NC 28056

35.260180, -81.114080

85 SEN MARSHALL ARTHUR RAUCH HWY 225,000 VPD

74 38,500 VPD

UNIT	TENANT	SF
010-3660	Shane's Rib Shack	3,000
020-3662	Fantasy Nails	1,300
030-3664	Candy's Cheesecake	1,300
040-3666	Cosmo Prof	3,200
045-3668	Sally Beauty	2,400
050-3670	AVAILABLE	3,403
055-3676	AVAILABLE	5,352
060-3680	AVAILABLE	4,686
070-3686	Party City	11,970
080-3692	Old Navy	15,000
090-3698	PetSmart	26,040
100-3704	Painted Tree	42,972
110-3710	Books-A-Million	20,000
120-3714	Lane Bryant	4,480
130-3718	Carter's	4,480
140-3722	Shoe Carnival	12,000
150-3758	Curry Indian	3,000
160-3754	Jersey Mike's	1,800
170-3750	AAA Travel	2,400
180-3746	Cici's Pizza	3,600
190-3734	Hallmark	8,000
200-3740	Great Clips	1,400
210-3736	Portofino's	1,400
220A-3726	AVAILABLE	1,700
220B-3736	Men's Warehouse	5,600
230-3648	Kohl's	80,684

Martin Cook  
 Cell 336.880.7458  
 martin@newlinkmg.com  
 www.newlinkmg.com

**NewLink**  
 MANAGEMENT GROUP  
 Innovative Retail Property Solutions

# FRANKLIN SQUARE III

3660-3758 E FRANKLIN BLVD.

GASTONIA, NC 28056

35.260180, -81.114080

