

THE SHOPS AT FRANKLIN SQUARE

GASTONIA, NC (CHARLOTTE MSA)

DIVERSE TENANT MIX IN A THRIVING RETAIL CORRIDOR





INVESTMENT

Highlights

PROPERTY OVERVIEW

ADDRESS	3900 E Franklin Blvd Gastonia, NC 28056
LOT SIZE	10.15 AC
OCCUPANCY	100%
GLA	134,214 SF
YEAR BUILT	2007
PARKING	488 Spaces (3.64 per 1,000 SF)
TRAFFIC COUNTS	30,000 VPD (E Franklin Blvd)
YEAR 1 NOI	\$2,007,204

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2024	3,328	44,689	112,547
2029	3,477	46,321	118,818
Proj Pop. Growth 2024-2029	4%	4%	6%
AVERAGE HOUSEHOLD INCOME			
2024	\$113,500	\$99,940	\$97,979
2029	\$116,858	\$103,140	\$101,028
Proj Avg. HHI Growth 2024-2029	3%	3%	3%
HOUSEHOLDS			
2024	1,378	18,342	45,723
2029	1,444	18,924	48,075
Proj Household Growth 2024-2029	5%	3%	5%



LOCATED IN CHARLOTTE'S THIRD MOST POPULOUS SUBURB - GASTON COUNTY



ADJACENT TO I-85 (130,000 VPD) AND E FRANKLIN BLVD (30,000 VPD)



ACHIEVABLE NOI GROWTH VIA LEASE-UP & MARK TO MARKET POTENTIAL

- Mark to Market opportunity - potential to increase base rental revenue by \$130K+



POSITIVE LEASING MOMENTUM

- ~28k SF leased over the last 3 years



DIRECT ACCESS TO NUMEROUS ECONOMIC DRIVERS

SITE PLAN

SUITE	TENANT	SIZE(SF)
1	Ashley Furniture	34,683
2	Altitude Trampoline Park	30,000
3	My Salon Suite	5,295
4	Celina Salon Spa	1,628
5	IVXpress Health	1,880
6A	Simulate Golf	4,823
6B	Allen Tate	4,156
7	Fresh Dental	2,915
8	Armed Forces Career Center	4,260
9	Kitchen Mae Kong	3,376
10	Ivy Rehab	2,492
11	Cycle Gear	4,500
12	Lendmark Financial Services	1,963
13	Wild Bird	1,505
14	Eyemart Express	3,010
15	Moe's Southwest Grill	2,871
16	Randstad Staffing	1,776
17	RnR Cafe & Gifts	1,000
18	Showmars	3,275
19	Kure Vapes	2,000
20/21	Gaston County Farm Bureau	4,235
22	Monster Mini Golf	12,632



10

YRS AVERAGE TENURE

2.5%

CAGR

100%

OCCUPANCY

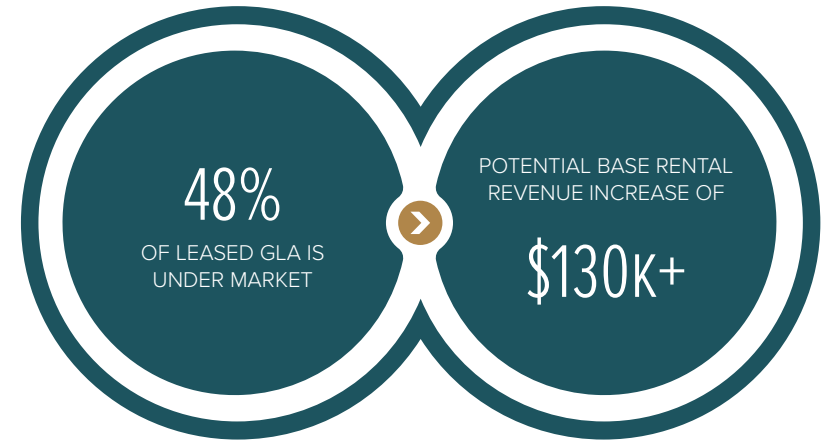
134,214

TOTAL GLA

NUMEROUS VALUE DRIVERS

VIA MARK-TO-MARKET POTENTIAL & CONTRACTUAL RENEWAL OPTIONS

IMMEDIATE VALUE CREATION OPPORTUNITY



TENANTS	SF	% OF GLA	EXPIRES	IN-PLACE RENT	POTENTIAL RENT	POTENTIAL GAIN	% INCREASE
FY2027 EXPIRATIONS							
Armed Forces Career Center	4,260	3.17%	Apr-26	\$23.10	\$25.00	\$8,094	8%
Randstad	1,776	1.32%	Oct-26	\$26.63	\$30.00	\$5,985	13%
FY2028 EXPIRATIONS							
Gaston County Farm Bureau	4,235	3.16%	Feb-27	\$27.75	\$30.25	\$10,588	9%
Showmars	3,275	2.44%	Mar-27	\$22.00	\$30.90	\$29,148	40%
Moe's Southwest Grill	2,871	2.14%	Apr-27	\$29.04	\$31.65	\$7,493	9%
Fresh Dental	2,915	2.17%	Oct-27	\$28.55	\$28.84	\$845	1%
FY2029 EXPIRATIONS							
RnR Café & Gifts	1,000	0.75%	Feb-28	\$28.98	\$29.85	\$870	3%
Simulate Golf	4,823	3.59%	Jun-28	\$25.24	\$26.52	\$6,173	5%
FY2030 EXPIRATIONS							
Lendmark Financial Services	1,963	1.46%	Apr-29	\$25.50	\$32.78	\$14,291	29%
Wild Birds	1,445	1.08%	Apr-29	\$26.66	\$32.78	\$8,843	23%
Altitude Trampoline	30,000	22.35%	Jul-29	\$10.00	\$11.00	\$30,000	10%
Kure Corp	2,000	1.49%	Aug-29	\$29.05	\$32.78	\$7,460	13%
Allen Tate	4,156	3.10%	Dec-29	\$23.90	\$24.38	\$1,995	2%
TOTALS/ AVERAGE	64,719	48%				\$131,785	13%

IDEALLY POSITIONED IN THE CHARLOTTE GASTONIA MSA

The Shops at Franklin Square presents a prime opportunity to enhance a key retail destination in Gastonia, NC, just 25 minutes west of Uptown Charlotte. Strategically located off I-85, this established shopping center offers convenient access for shoppers from both Gastonia and the greater Charlotte metro area. The property is just 5 minutes from historic downtown Gastonia and the new FUSE District, complementing the city's ongoing revitalization efforts. With its proximity to Charlotte Douglas International Airport (30 minutes away) and its position in one of the fastest-growing metropolitan areas in the Southeast, The Shops at Franklin Square is poised to capitalize on Gastonia's growth as a suburban community that balances small-town charm with big-city accessibility.

No. 2

BEST CITY FOR
HEADQUARTERS

117+

PEOPLE MOVE TO
CHARLOTTE MSA DAILY

No. 1

TOP NET INBOUND MIGRATION
DESTINATIONS

1,000+

INTERNATIONAL
BUSINESSES



SURROUNDED BY THRIVING NEIGHBORHOODS & EXTENSIVE DEVELOPMENT

- UNDER CONSTRUCTION / PLANNING
- RECENTLY DELIVERED

**CAROMONT REGIONAL
MEDICAL CENTER - GASTONIA**
9-Minute Drive

GATEWAY85 INDUSTRIAL PARK
4.5M SF Industrial Park
Delivered: 2022

**TUPELO TOWNHOMES
BY RYAN HOMES**
165 Townhomes
Delivered: 2024
Home Prices: \$300k+

**THE SHOPS AT
FRANKLIN SQUARE**

MILLSTONE BY TRIPOINTE HOMES
100+ Townhome Community
Expected Delivery: Q3 2025

**CAMBER WOODS BY
EMPIRE COMMUNITIES**
161 Single Family Homes
Expected Delivery: Q4 2024 - 2025

**EASTWOOD HOMES AT
ROBINSON OAKS**
151 Single Family Homes
Delivered: 2024

**THE COURTYARDS
ON NEW HOPE**
30 Age-Restricted Single Family Homes
Developer: Epcon Communities
Delivered: 2024

CRAMER WOODS TOWNES
101 For Sale Townhomes
Developer: Mungo Homes
Status: Planning

CAROLINA RIVERSIDE
188-Unit, 55+ Community
Developer: Del Webb
Expected Delivery: 2025 (First Homes)

MCLEAN TOWNHOMES
100 Townhome Community
Developer: TriPoint Homes
Delivered: 2024

**CAROMONT REGIONAL
MEDICAL CENTER - BELMONT**
7-Minute Drive
Delivery: 2025

RIVERWEST INDUSTRIAL PARK
610k SF Industrial Park
Delivered: 2022

OAKS LOGISTIC CENTER
471k SF Industrial Park
Delivered: 2024

MCADENVILLE
7-Minute Drive

BELMONT
5-Minute Drive

THE REVERIE BELMONT
332 Multifamily Units
Developer: Kaplan Residential,
Origin Investments
Delivery: 2024

CHRONICLE MILL
238 Converted Multifamily Units
Developer: John & Jennifer Church,
Armada Hoffer Properties
Delivered: Q4 2022
Rents: \$2.61/SF

**UPTOWN
CHARLOTTE**
22-Minute Drive

**CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT**
12-Minute Drive

RIVER DISTRICT
1,400-acre Master-Planned Community
Phase 1: 585 Residential Units
Developer: Crescent Communities

SOUTH GATEWAY & GATEWAY CENTER
\$80M Master-Planned, Mixed-Use Development
91-Key Hotel, 124k SF Medical Office, Future Retail
Developers: Wes Bawab & Charles Saleh
Delivery: Hotel (2019), Med Office 2024

THE BANKS APARTMENTS
314 Multifamily Units
Developer: PENLER
Delivered: 2024
Rents: \$1.61/SF

**KEITH CORP
INDUSTRIAL PARK**
1.5M SF Industrial Park
Status: Planning

MT HOLLY
10-Minute Drive



TRADE AREA & RETAIL OVERVIEW

EASTRIDGE MALL



GASTON MALL



GATEWAY 85
4.5M SF Industrial

FRANKLIN SQUARE I



FRANKLIN SQUARE II



FRANKLIN SQUARE III



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