



# AVAILABLE For LEASE

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## *The Shops at Franklin Square*

**East Franklin Boulevard & South Church Street**

**Gastonia, NC 28056**



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# Project Overview

## Site/Space

- \*Located in the heart of Gastonia's retail district, on East Franklin Boulevard, at the intersection of South Church Street.
- \*135,000sf of retail and restaurant space.
- \*Located adjacent to Franklin Square Shopping Center III, which houses the highest volume movie theatre in NC, Old Navy, Bed Bath & Beyond, and many other national tenants.
- \*Excellent Visibility & convenient access from East Franklin Blvd. and I-85.
- \*Traffic counts are 21,000vpd on East Franklin Blvd.

## Current Tenants

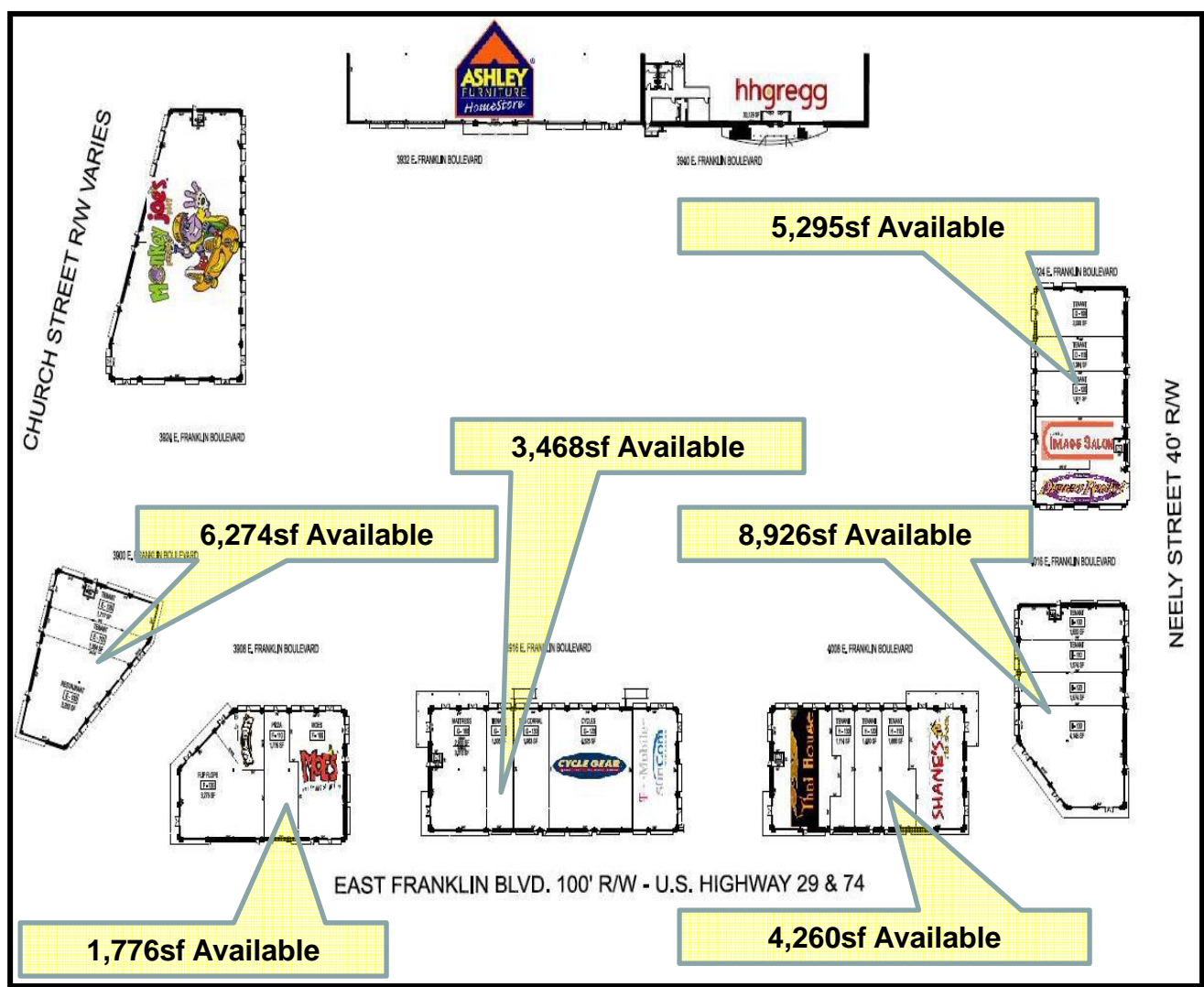
- \**HH Gregg*
- \**Ashley Furniture HomeStore*
- \**Cutting Image Salon*
- \**SunCom Wireless*
- \**Monkey Joe's*
- \**Moe's Southwest Grill*
- \**Thai House*
- \**Shane's Rib Shack*
- \**Factory Mattress*
- \**Ben & Jerry's*
- \**Cycle Gear*
- \**Dinners Ready*
- \**Flip Flops*

**Call for Leasing Details**



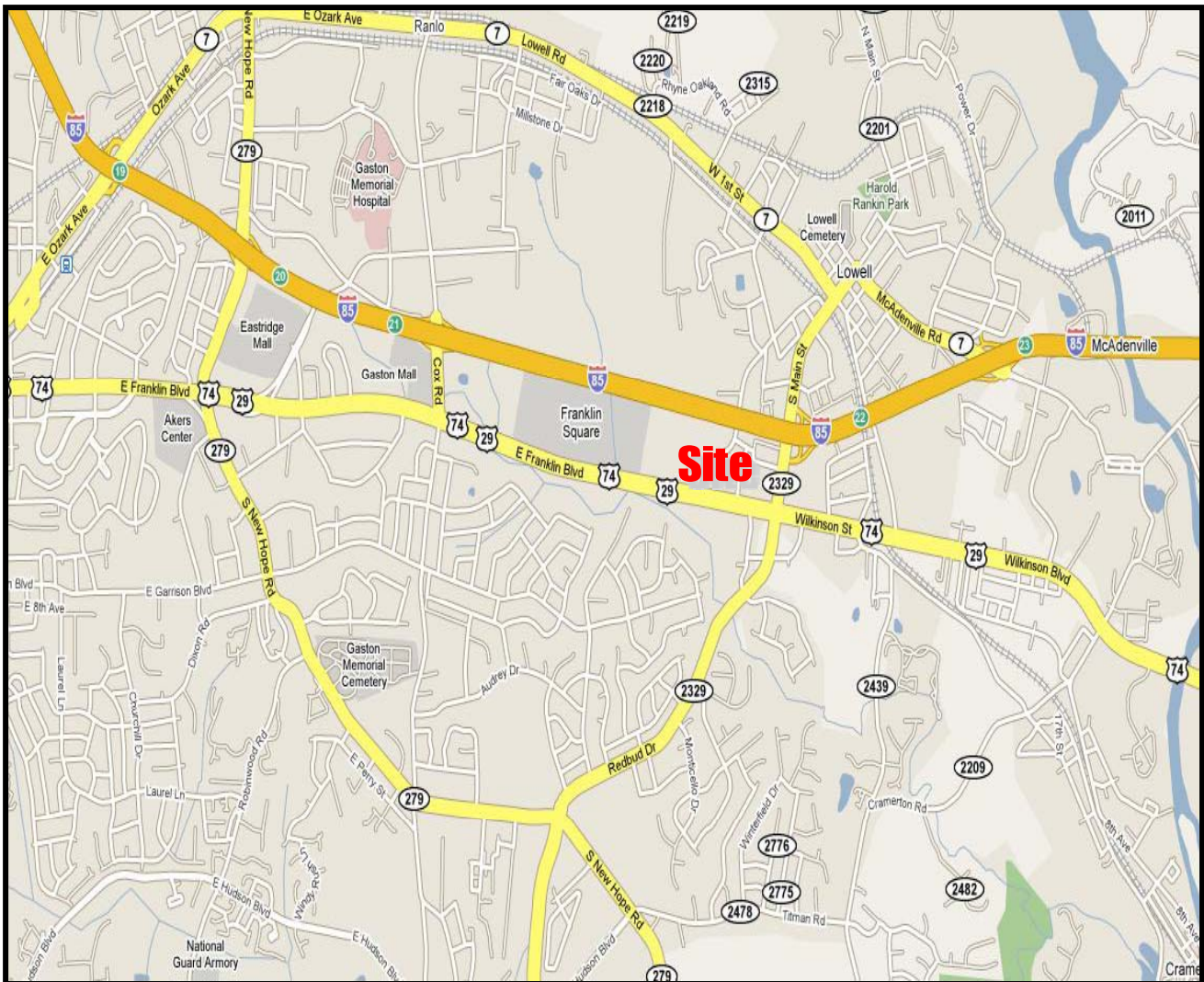


# Site Plan – The Shops at Franklin Square





# Map – The Shops at Franklin Square





# Aerial – The Shops at Franklin Square





# Demographics

## The Shops at Franklin Square

3900 East Franklin Boulevard  
 Gastonia, North Carolina 28054  
 County: Gaston

Population	1-mi.	3-mi.	5-mi.
2007 Male Population	2,368	16,777	43,006
2007 Female Population	2,555	18,273	46,550
% 2007 Male Population	48.10%	47.87%	48.02%
% 2007 Female Population	51.90%	52.13%	51.98%
2007 Total Adult Population	3,833	27,401	69,432
2007 Total Daytime Population	6,011	37,347	83,673
2007 Total Daytime Work Population	3,811	19,844	41,529
2007 Median Age Total Population	41	38	38
2007 Median Age Adult Population	47	45	45
2007 Age 0-5	341	2,518	6,600
2007 Age 6-13	472	3,383	8,893
2007 Age 14-17	276	1,750	4,631
2007 Age 18-20	166	1,222	3,438
2007 Age 21-24	196	1,829	4,434
2007 Age 25-29	242	2,307	5,574
2007 Age 30-34	285	2,441	6,290
2007 Age 35-39	365	2,584	6,673
2007 Age 40-44	390	2,548	6,541
2007 Age 45-49	420	2,666	6,784
2007 Age 50-54	368	2,253	5,998
2007 Age 55-59	365	2,123	5,750
2007 Age 60-64	310	1,874	4,807
2007 Age 65-69	228	1,434	3,570
2007 Age 70-74	186	1,270	3,206
2007 Age 75-79	152	1,125	2,575
2007 Age 80-84	96	865	1,957
2007 Age 85+	64	860	1,836
% 2007 Age 0-5	6.93%	7.18%	7.37%
% 2007 Age 6-13	9.59%	9.65%	9.93%
% 2007 Age 14-17	5.61%	4.99%	5.17%
% 2007 Age 18-20	3.37%	3.49%	3.84%
% 2007 Age 21-24	3.98%	5.22%	4.95%
% 2007 Age 25-29	4.92%	6.58%	6.22%
% 2007 Age 30-34	5.79%	6.96%	7.02%
% 2007 Age 35-39	7.42%	7.37%	7.45%
% 2007 Age 40-44	7.92%	7.27%	7.30%
% 2007 Age 45-49	8.53%	7.61%	7.58%
% 2007 Age 50-54	7.48%	6.43%	6.70%
% 2007 Age 55-59	7.42%	6.06%	6.42%
% 2007 Age 60-64	6.30%	5.35%	5.37%





# Demographics

% 2007 Age 65-69	4.63%	4.09%	3.99%
% 2007 Age 70-74	3.78%	3.62%	3.58%
% 2007 Age 75-79	3.09%	3.21%	2.88%
% 2007 Age 80-84	1.95%	2.47%	2.19%
% 2007 Age 85+	1.30%	2.45%	2.05%
2007 White Population	4,258	28,163	69,673
2007 Black Population	442	4,139	13,459
2007 Asian/Hawaiian/Pacific Islander	82	635	1,529
2007 American Indian/Alaska Native	3	51	137
2007 Other Population (Incl 2+ Races)	138	2,063	4,759
2007 Hispanic Population	151	2,540	5,540
2007 Non-Hispanic Population	4,771	32,511	84,016
% 2007 White Population	86.49%	80.35%	77.80%
% 2007 Black Population	8.98%	11.81%	15.03%
% 2007 Asian/Hawaiian/Pacific Islander	1.67%	1.81%	1.71%
% 2007 American Indian/Alaska Native	0.06%	0.15%	0.15%
% 2007 Other Population (Incl 2+ Races)	2.80%	5.89%	5.31%
% 2007 Hispanic Population	3.07%	7.25%	6.19%
% 2007 Non-Hispanic Population	96.93%	92.75%	93.81%
2000 Non-Hispanic White	4,093	26,893	67,620
2000 Non-Hispanic Black	249	3,605	12,088
2000 Non-Hispanic Amer Indian/Alaska Native	2	175	315
2000 Non-Hispanic Asian	39	227	952
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	3	16
2000 Non-Hispanic Some Other Race	n/a	8	18
2000 Non-Hispanic Two or More Races	70	329	731
% 2000 Non-Hispanic White	91.92%	86.09%	82.73%
% 2000 Non-Hispanic Black	5.59%	11.54%	14.79%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.04%	0.56%	0.39%
% 2000 Non-Hispanic Asian	0.88%	0.73%	1.16%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.01%	0.02%
% 2000 Non-Hispanic Some Other Race	0.00%	0.03%	0.02%
% 2000 Non-Hispanic Two or More Races	1.57%	1.05%	0.89%

Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2007 Total Population	4,922	35,050	89,556
2007 Total Households	1,906	14,625	36,227
Population Change 1990-2007	499	5,676	11,696
Household Change 1990-2007	318	3,192	6,590
% Population Change 1990-2007	11.28%	19.32%	15.02%
% Household Change 1990-2007	20.03%	27.92%	22.24%
Population Change 2000-2007	320	2,358	4,858
Household Change 2000-2007	153	1,310	2,717
% Population Change 2000-2007	6.95%	7.21%	5.74%





# Demographics

% Households Change 2000-2007	8.73%	9.84%	8.11%
<b>Housing</b>			
	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Total Housing Units	1,810	14,157	35,681
2000 Occupied Housing Units	1,755	13,305	33,529
2000 Owner Occupied Housing Units	1,347	8,100	21,231
2000 Renter Occupied Housing Units	407	5,205	12,297
2000 Vacant Housing Units	56	852	2,153
% 2000 Occupied Housing Units	96.96%	93.98%	93.97%
% 2000 Owner Occupied Housing Units	74.42%	57.22%	59.50%
% 2000 Renter Occupied Housing Units	22.49%	36.77%	34.46%
% 2000 Vacant Housing Units	3.09%	6.02%	6.03%
<b>Income</b>			
	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2007 Median Household Income	\$51,360	\$42,383	\$41,590
2007 Per Capita Income	\$25,363	\$24,343	\$23,610
2007 Average Household Income	\$65,497	\$58,341	\$58,367
2007 Household Income < \$10,000	112	1,010	2,950
2007 Household Income \$10,000-\$14,999	80	915	2,475
2007 Household Income \$15,000-\$19,999	121	939	2,365
2007 Household Income \$20,000-\$24,999	72	960	2,109
2007 Household Income \$25,000-\$29,999	126	974	2,578
2007 Household Income \$30,000-\$34,999	103	1,060	2,412
2007 Household Income \$35,000-\$39,999	111	991	2,461
2007 Household Income \$40,000-\$44,999	94	972	2,396
2007 Household Income \$45,000-\$49,999	107	848	2,361
2007 Household Income \$50,000-\$59,999	191	1,635	3,774
2007 Household Income \$60,000-\$74,999	415	1,988	4,342
2007 Household Income \$75,000-\$99,999	254	1,427	3,859
2007 Household Income \$100,000-\$124,999	71	469	1,021
2007 Household Income \$125,000-\$149,999	25	226	442
2007 Household Income \$150,000-\$199,999	11	81	301
2007 Household Income \$200,000-\$249,999	5	32	78
2007 Household Income \$250,000-\$499,999	6	97	294
2007 Household Income \$500,000+	n/a	1	7
2007 Household Income \$200,000+	12	130	380
% 2007 Household Income < \$10,000	5.88%	6.91%	8.14%
% 2007 Household Income \$10,000-\$14,999	4.20%	6.26%	6.83%
% 2007 Household Income \$15,000-\$19,999	6.36%	6.42%	6.53%
% 2007 Household Income \$20,000-\$24,999	3.78%	6.56%	5.82%
% 2007 Household Income \$25,000-\$29,999	6.62%	6.66%	7.12%
% 2007 Household Income \$30,000-\$34,999	5.41%	7.25%	6.66%
% 2007 Household Income \$35,000-\$39,999	5.83%	6.78%	6.79%
% 2007 Household Income \$40,000-\$44,999	4.94%	6.65%	6.61%
% 2007 Household Income \$45,000-\$49,999	5.62%	5.80%	6.52%
% 2007 Household Income \$50,000-\$59,999	10.03%	11.18%	10.42%





# Demographics

% 2007 Household Income \$60,000-\$74,999	21.80%	13.59%	11.99%
% 2007 Household Income \$75,000-\$99,999	13.34%	9.76%	10.65%
% 2007 Household Income \$100,000-\$124,999	3.73%	3.21%	2.82%
% 2007 Household Income \$125,000-\$149,999	1.31%	1.55%	1.22%
% 2007 Household Income \$150,000-\$199,999	0.58%	0.55%	0.83%
% 2007 Household Income \$200,000-\$249,999	0.26%	0.22%	0.22%
% 2007 Household Income \$250,000-\$499,999	0.32%	0.66%	0.81%
% 2007 Household Income \$500,000+	0.00%	0.01%	0.02%
% 2007 Household Income \$200,000+	0.63%	0.89%	1.05%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2007 Children/Infants Clothing Stores	\$416,093	\$3,192,064	\$8,518,320
2007 Jewelry Stores	\$314,465	\$2,396,557	\$6,444,065
2007 Mens Clothing Stores	\$627,182	\$4,872,973	\$13,278,600
2007 Shoe Stores	\$571,284	\$4,518,917	\$12,105,193
2007 Womens Clothing Stores	\$1,109,548	\$8,960,309	\$24,396,847
2007 Automobile Dealers	\$7,126,160	\$61,950,042	\$162,426,331
2007 Automotive Parts/Acc/Repair Stores	\$907,785	\$7,400,244	\$19,828,548
2007 Other Motor Vehicle Dealers	\$279,697	\$2,204,368	\$5,973,780
2007 Tire Dealers	\$246,662	\$1,976,785	\$5,270,937
2007 Hardware Stores	\$108,293	\$868,289	\$2,353,244
2007 Home Centers	\$700,209	\$6,548,836	\$17,584,517
2007 Nursery/Garden Centers	\$256,681	\$2,062,367	\$5,488,158
2007 Outdoor Power Equipment Stores	\$78,133	\$829,906	\$2,129,456
2007 Paint/Wallpaper Stores	\$26,639	\$258,996	\$692,759
2007 Appliance/TV/Other Electronics Stores	\$721,303	\$5,511,655	\$14,856,793
2007 Camera/Photographic Supplies Stores	\$114,275	\$941,045	\$2,528,451
2007 Computer/Software Stores	\$345,899	\$2,946,362	\$7,886,626
2007 Beer/Wine/Liquor Stores	\$449,081	\$3,461,149	\$9,290,218
2007 Convenience/Specialty Food Stores	\$680,835	\$6,586,630	\$19,354,962
2007 Restaurant Expenditures	\$3,687,568	\$31,840,794	\$88,462,006
2007 Supermarkets/Other Grocery excl Conv	\$4,957,169	\$41,248,875	\$110,526,360
2007 Furniture Stores	\$718,715	\$5,847,479	\$15,643,930
2007 Home Furnishings Stores	\$470,966	\$3,529,746	\$9,653,478
2007 Gen Merch/Appliance/Furniture Stores	\$6,421,407	\$51,804,138	\$139,584,988
2007 Gasoline Stations w/ Convenience Stores	\$3,990,270	\$32,209,737	\$91,007,580
2007 Other Gasoline Stations	\$3,309,436	\$25,623,111	\$71,652,622
2007 Department Stores excl Leased Depts	\$7,142,711	\$57,315,798	\$154,441,782
2007 General Merchandise Stores	\$5,702,692	\$45,956,659	\$123,941,061
2007 Other Health/Personal Care Stores	\$459,533	\$3,988,238	\$10,610,641
2007 Pharmacies/Drug Stores	\$2,386,756	\$19,941,659	\$53,605,305
2007 Pet/Pet Supplies Stores	\$343,144	\$2,919,706	\$7,816,730
2007 Book/Periodical/Music Stores	\$142,701	\$1,004,928	\$3,031,473
2007 Hobby/Toy/Game Stores	\$100,173	\$1,494,021	\$3,899,925
2007 Musical Instrument/Supplies Stores	\$64,687	\$539,643	\$1,426,893
2007 Sewing/Needlework/Piece Goods Stores	\$23,622	\$180,690	\$523,862





# Real Estate Solutions



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