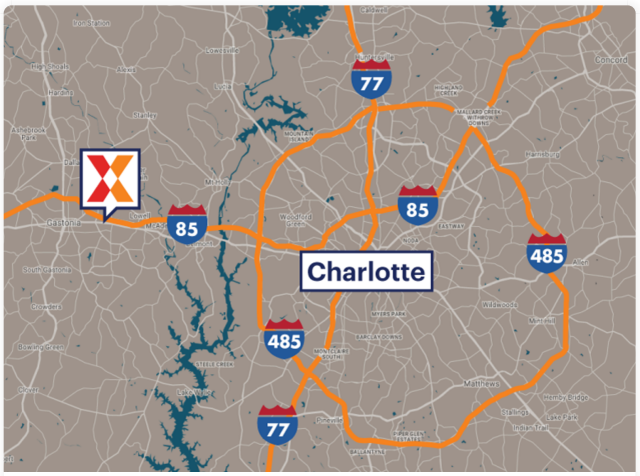
Franklin Square

2900-3086 East Franklin Blvd | Gastonia, NC 28056

35.2610, -81.1241

Gaston County | Charlotte-Concord-Gastonia, NC-SC | 317,824 Sq Ft





Demographics	1 Mile	3 Miles	5 Miles
Population	3,722	48,912	117,082
Daytime Pop.	5,385	45,677	112,524
Households	1,503	20,031	47,205
Income	$114,373	$94,290	$97,053

Source: Synergos Technologies, Inc. 2024

Located in dominant retail node in Gastonia with over 1.1M Sq Ft of retail space in multiple centers

Benefit from traffic draw of a Walmart Supercenter-anchored center and national retailers including Ross, Best Buy, Michaels, Five Below, Skechers, Boot Barn & PopShelf

Highly trafficked center drawing an estimated 5.6M annual visits (Placer.ai 2025)

Convenient access from I-85, with 130,000 daily vehicles, and US 29-74/E Franklin Blvd, with 26,000 daily vehicles (Kalibrate 2023, 2022)

Close proximity to Caromont Regional Medical Center with 435-beds (Dept of Homeland Security)



Tina Long 770.360.8434 Tina.Long@brixmor.com

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Available Spaces

003	7,235 Sq Ft	360°	032	1,800 Sq Ft	360°
021	2,812 Sq Ft	360°	036	1,500 Sq Ft	360°
025	3,162 Sq Ft	360°	038	1,355 Sq Ft	360°
026	2,500 Sq Ft	360°	043	1,375 Sq Ft	360°

Current Tenants

Space size listed in square feet

001	Hair By Graciela	700	035	Akropolis Cafe/la Fuente Bar	3,178
002A	Chex Grill	1,765	037	Mattress Firm	6,150
002B	Franklin Sq Orthodontic & Pedi	4,005	039A	Leslie's Pool Supplies	3,011
005	Caribbean Hut Restaurant	1,603	041	Peking Garden	1,750
006	Once Upon a Child	4,000	042	Pokeworks	1,200
007	Landry's Barber Shoppe	2,087	044	Chili's Grill & Bar	4,343
008	Hibbett Sports	5,200	100	CenterWell Senior Primary Care	9,575
010	Rio body wax	1,500	100A	SKECHERS	8,500
011	Anne's Nails	5,787	200	Michaels	20,494
012	Republic Finance	1,500	300	Dollar Tree	22,950
013	The Unfinished Furniture Shop	3,000	400	Walmart	8,000
014	Boost Mobile	1,500	501	Ross Dress for Less	30,187
015	H&R Block	1,080	502	Bealls Outlet	25,000
16/17	Shoe Dept	6,159	600	Pep Boys	8,300
018	Rainbow Shops	6,535	600A	Boot Barn	14,000
019	Cato Fashions	4,800	700	Best Buy	46,675
020	GameStop	2,700	NAP01	Lowe's	126,011
023	OneMain Financial	2,852	NAP02	The Home Depot	133,711
024	Hire Dynamics	1,388	NAP03	Krispy Kreme Doughnuts	0
027	pOpshelf	10,465	NAP04	McDonald's	0
033	Five Below	11,400	NAP05	NAP	4,000
034	Spencer's	2,746	NAP06	Verizon Wireless	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

4199



Tina Long 770.360.8434 Tina.Long@brixmor.com

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