Akers Center

1403 - 1493 E. Franklin Boulevard
Gastonia, NC 28054

Leasing
Opportunity

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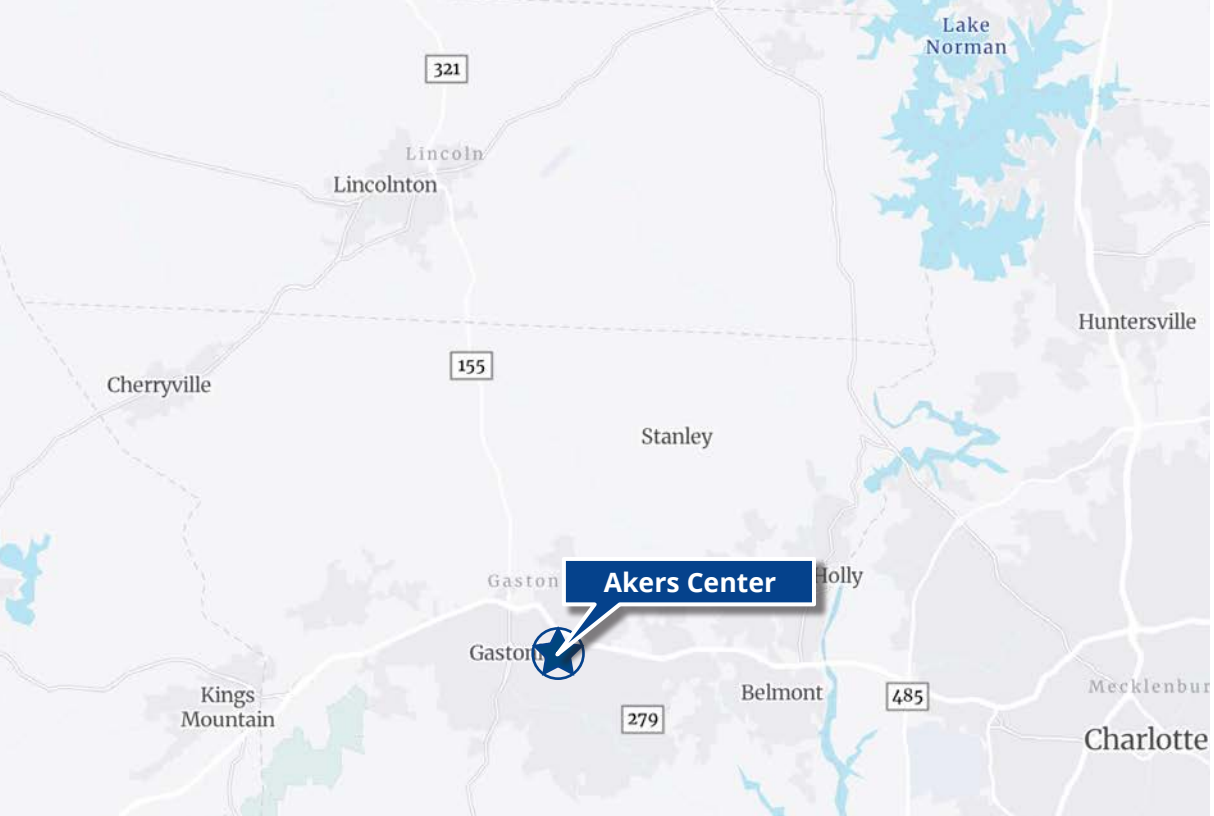
Colliers



Building features

- 1,750 - 17,790 SF available
- Anchor to small shop space for lease
- Easy ingress / egress with multiple access points
- On site monument signage available
- Neighboring tenants include: Ollie's Bargain Outlet, Roses, Zumba, Jackson's Cafeteria, Yummy Crab, Lebo's Western Wear & more

Demographics

	1 Mile	3 Mile	5 Mile
Population	6,106	57,521	108,554
Total Households	2,636	22,695	42,043
Average Household Income	$54,208	$57,743	$62,219
Daytime Population	43,939	122,901	224,410
Total Businesses	519	2,851	6,101
Total Employees	7,914	44,959	93,088

1403B	4,000 SF
1425A	2,000 SF
1433	3,070 SF
1461	3,165 SF
1467B	17,790 SF
1475	14,630
1485	1,750 SF
Total SF	**78,615 SF**

Basic Lease Rate

$2.05/SF NNN

Contact listing agent.

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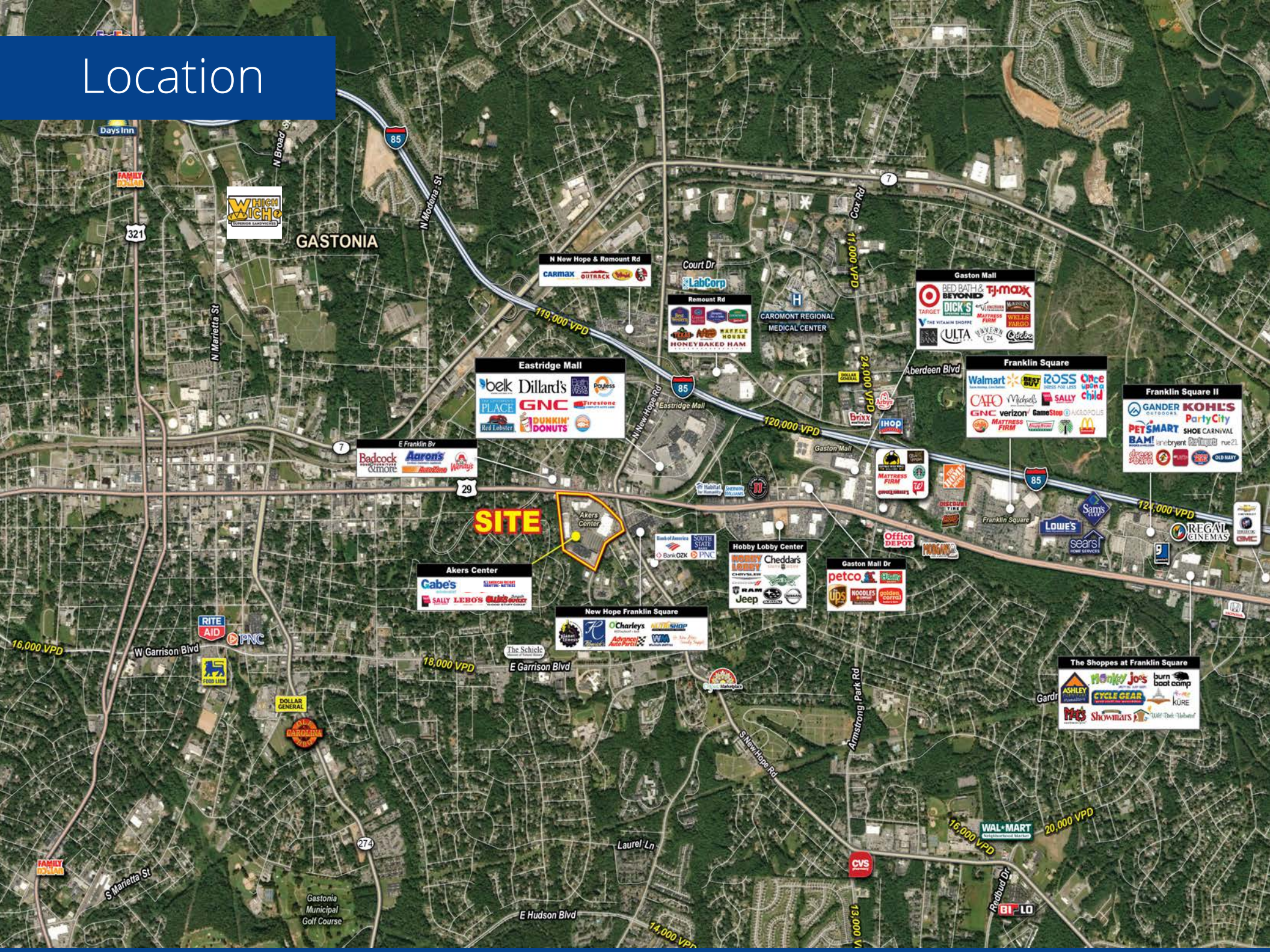
Tenant Roster

SUITE	TENANT	SF
1401	Total by Verizon	1,900
1403	LaundroLab	4,000
1403B	**AVAILABLE (Basement)**	**4,000**
1405A	Lebo's Western Wear	5,440
1405B	Lebo's Western Wear	2,880
1409	Fast Signs	2,700
1419	Zaina Beauty Supply	7,500
1421A	Zania Beauty Supply	2,000
1421B	First Stop Kicks	2,000
1423	High Life	2,000
1425A	**AVAILABLE**	**2,000**
1425B	Metro PCS	1,000
1427	American Deli	2,500
1429	Boost Mobile	2,000
1431	Nancy Nail Spa	850
1433	**AVAILABLE**	**3,070**
1437	Hair Salon	1,280
1439	Electronics Repair	1,375
1451A	Church	2,000
1451B	Yummy Crab	4,539
1451C	Cash's Barber Shop	1,041
1453	Jackson's Cafeteria	12,075
1455	Metro Treatment	6,000
1461	**AVAILABLE**	**3,165**
1467A	American Freight Furniture	27,210
1467B	**AVAILABLE**	**17,790**
1471	Caribbean Market	1,500
1475	**AVAILABLE**	**14,630**
1485	**AVAILABLE**	**1,750**
1491	AT LEASE	8,200
1493	Barton's Home Outlet	22,455
1495	Ollie's Bargain Outlet	28,385
1495B	Roses	44,540
OP1	Whiskey Mill	2,350
OP2	Precision Tune	-
OP3	BB&T	-
OP4	Taco Bell	-

Location

GASTONIA
E Franklin Blvd
23,000 VPD
E Franklin Blvd
20,000 VPD
E Franklin Blvd
24,000 VPD
N New Hope Rd
22,000 VPD
S New Hope Rd
SITE
Gabe's
Jackson's Cafeteria
AMERICAN FREIGHT FURNITURE - MATTRESS
Akers Center
LEBO'S
BB&T
O'Charleys
Firestone
Eastridge Mall
belk
PLACE
DUNKIN' DONUTS
GNC
Dillard's
Red Lobster
Payless
Badcock & more
Aaron's
Batteries + Bulbs
Morris Jewelers
Express
Taco Bell
boost
metro
Advance Auto Parts
Roses
Ollie's Bargain Outlet
Good Stuff Cheap
Bank of America
PNC
South State Bank
planet fitness
Nutrishop
Wholesale Mattress
New Hope Beauty Supply
Fairfield Dr
Dartmouth Dr
Burtonwood Dr
Cotton Blossom Cir
Country Club Rd
Wilmont Dr
Aberdeen Blvd
New Hope Dr
Circle Dr
Beverly Dr
Wayside Dr
Thomas St
279
29

Location


GASTONIA
SITE
Akers Center
Eastridge Mall
N New Hope & Remount Rd
Remount Rd
Gaston Mall
Franklin Square
Franklin Square II
Hobby Lobby Center
Gaston Mall Dr
New Hope Franklin Square
The Shoppes at Franklin Square
E Franklin Bv
CAROMONT REGIONAL MEDICAL CENTER
119,000 VPD
120,000 VPD
124,000 VPD
24,000 VPD
11,000 VPD
18,000 VPD
16,000 VPD
20,000 VPD
13,000 VPD
14,000 VPD
N Broad St
N Modena St
N Marietta St
S Marietta St
N New Hope Rd
S New Hope Rd
Cox Rd
Aberdeen Blvd
Court Dr
W Garrison Blvd
E Garrison Blvd
Armstrong Park Rd
Laurel Ln
E Hudson Blvd
Redbud Dr
Gastonia Municipal Golf Course
Days Inn

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