



Gastonia Shops

2409 East Franklin Blvd, Gastonia, NC 28054



THE SPACE

Location	2409 East Franklin Blvd Gastonia, NC 28054
Square Feet	1600

HIGHLIGHTS

- 6,300 SF Small Shop Center, Approx. 1,600 SF Available
- Located on E. Franklin Blvd., just West of the intersection with Cox Rd.
- Residential Nearby: Numerous residential neighborhoods to the South
- Retail Nearby: On The Border, Target, Lowe's, Wal-Mart, Old Navy, LongHorn, Red Lobster & Panera
- Other Nearby: Just south of Gaston Memorial Hospital
- Features: Large façade & large pylon sign; visible from the I-85/Cox Rd. exit
- Lat: 35.260766 Long: -81.135850



POPULATION

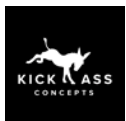
1.00 MILE	3.00 MILE	5.00 MILE
3,261	51,741	112,959

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$104,309	\$88,014	\$90,293

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,291	21,356	45,563

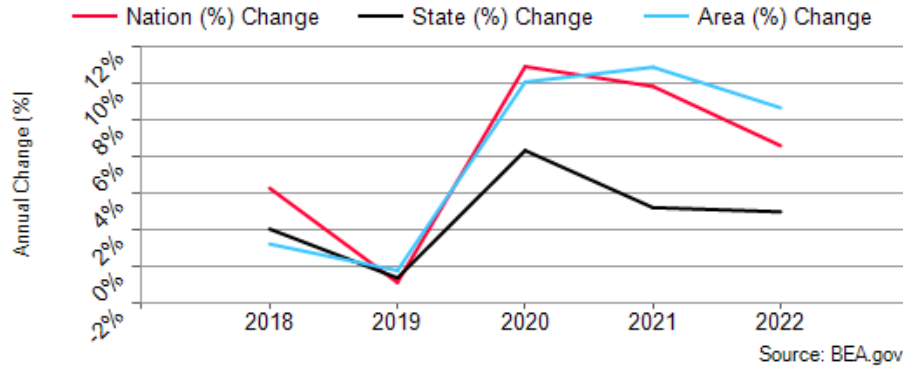


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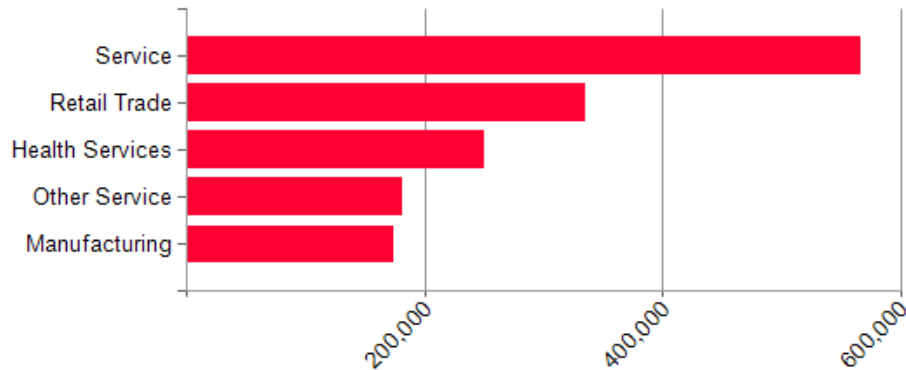
Property Description

As the second largest satellite city of Charlotte, Gastonia has a growing population in excess of 70,000. Our beautifully appointed center here is located on the heavily trafficked Franklin Blvd, in excess of 20,000 VPD. It is surrounded by in demand dining and retail options including Panera Bread, Chili's, McDonalds, Home Depot and Wal-Mart. With great signage and visibility this center represents a superb retail opportunity.

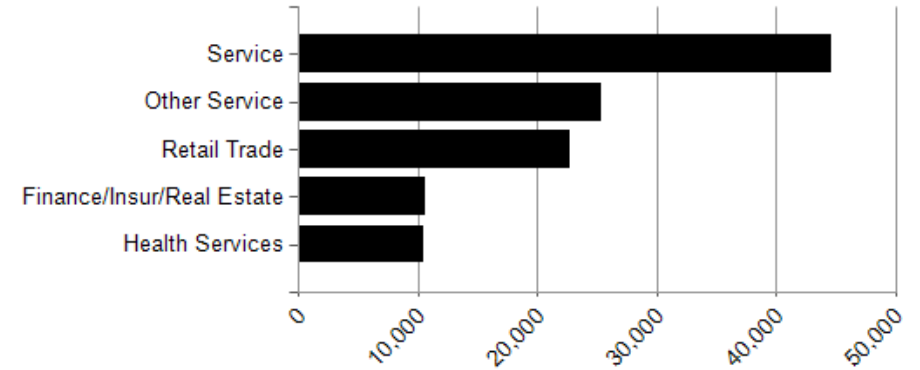
Gaston County GDP Trend



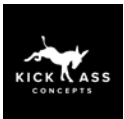
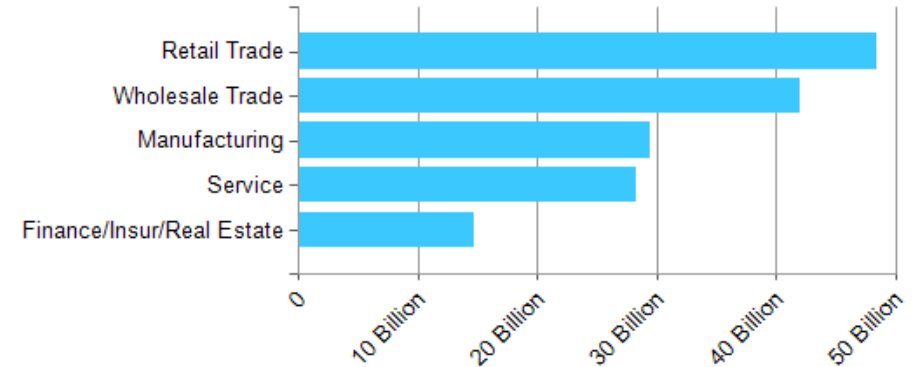
Major Industries by Employee Count

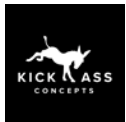


Major Industries by Business Count

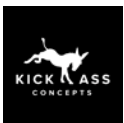


Major Industries by Sales Amount

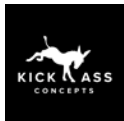
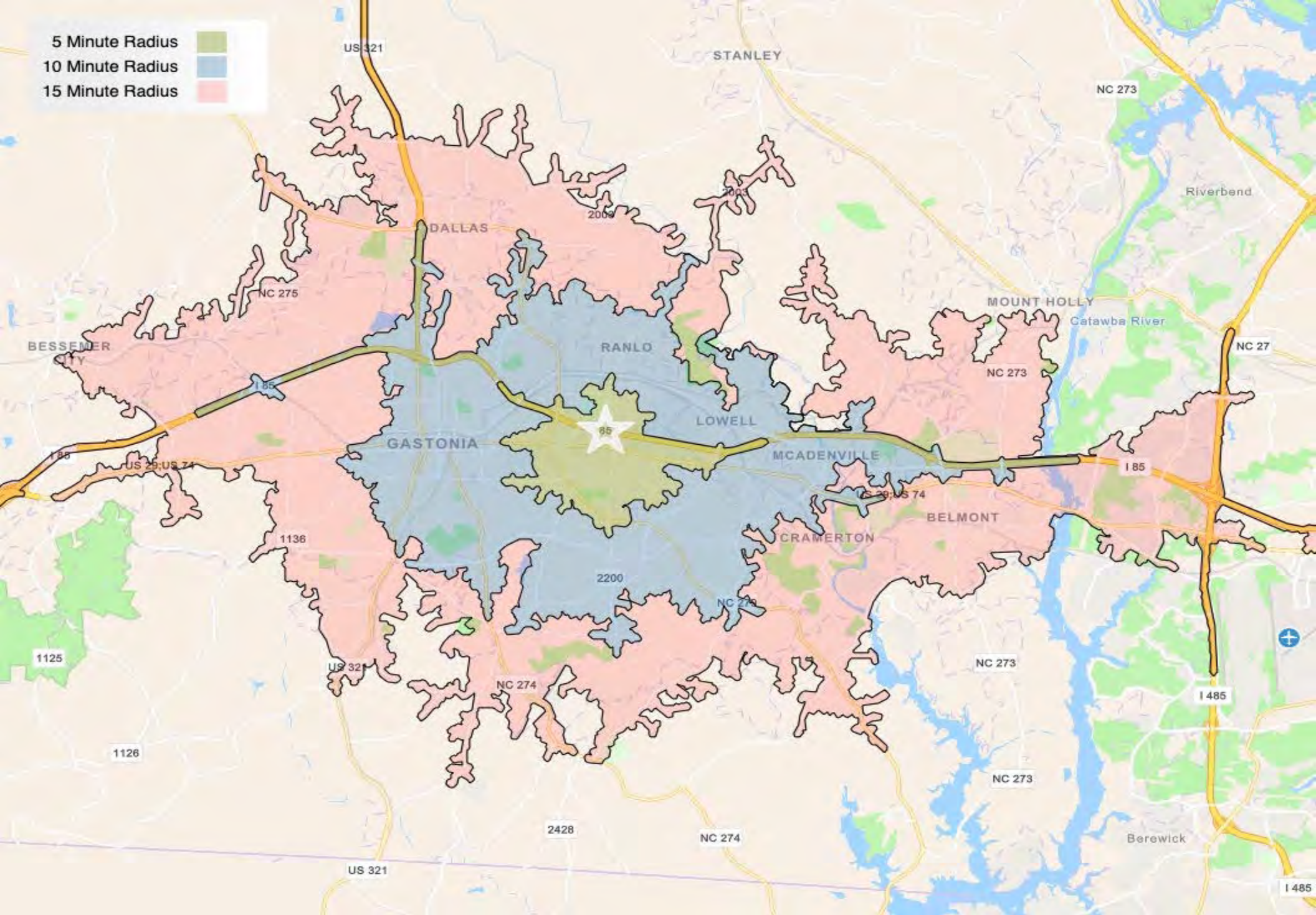




Local Business Map | Gastonia Shops



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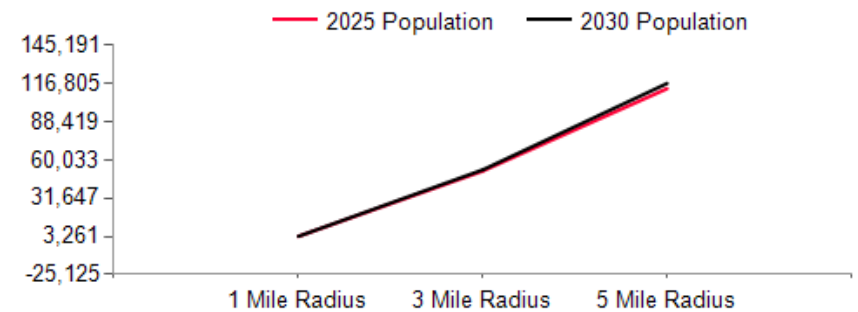
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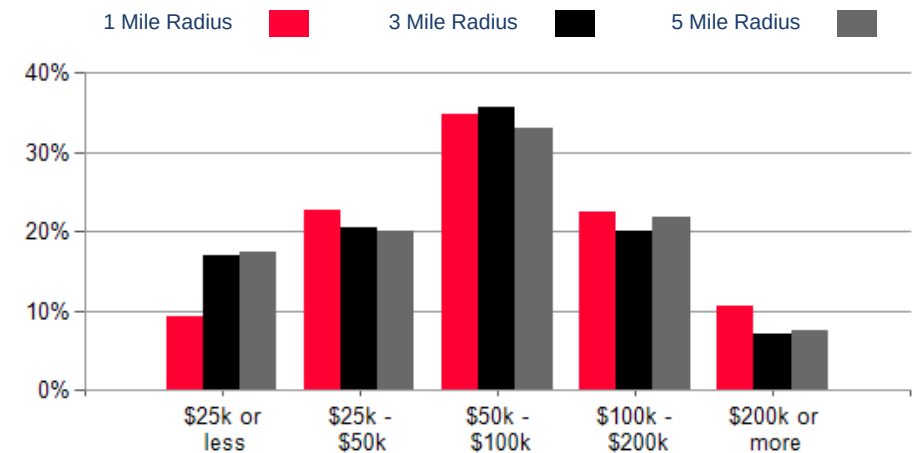
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,230	41,842	90,908
2010 Population	3,078	46,118	97,240
2025 Population	3,261	51,741	112,959
2030 Population	3,300	52,666	116,805
2025-2030: Population: Growth Rate	1.20%	1.80%	3.35%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	68	2,154	4,835
\$15,000-\$24,999	51	1,465	3,126
\$25,000-\$34,999	62	1,614	3,330
\$35,000-\$49,999	232	2,743	5,788
\$50,000-\$74,999	259	4,378	8,459
\$75,000-\$99,999	191	3,225	6,598
\$100,000-\$149,999	186	2,992	6,982
\$150,000-\$199,999	105	1,289	2,980
\$200,000 or greater	136	1,496	3,465
Median HH Income	\$71,375	\$62,979	\$64,656
Average HH Income	\$104,309	\$88,014	\$90,293

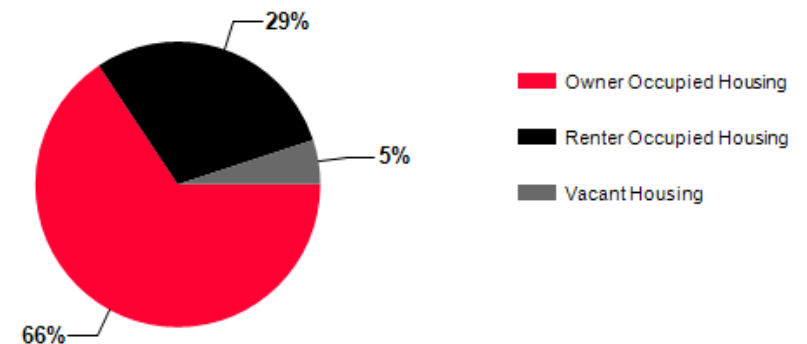
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,264	18,221	38,251
2010 Total Households	1,156	18,391	37,976
2025 Total Households	1,291	21,356	45,563
2030 Total Households	1,324	22,066	47,786
2025 Average Household Size	2.44	2.36	2.44
2025-2030: Households: Growth Rate	2.55%	3.30%	4.80%



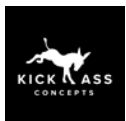
2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



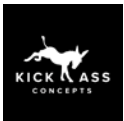
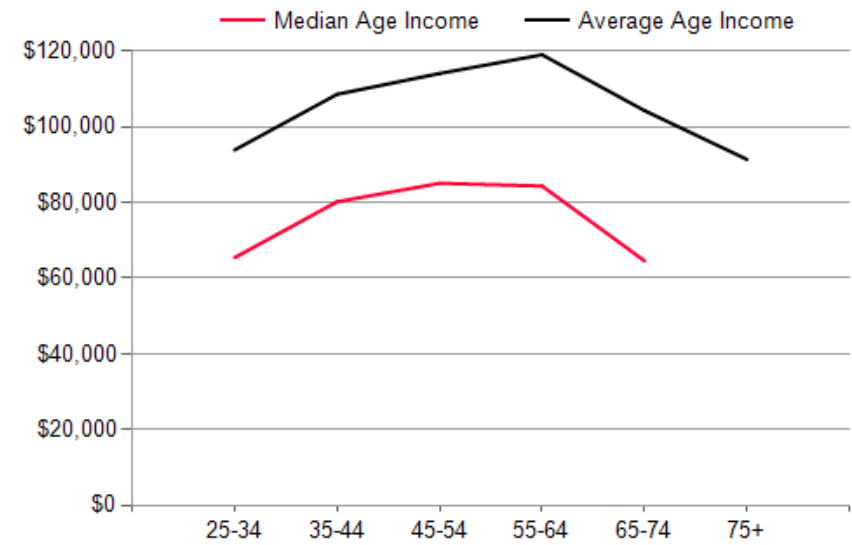
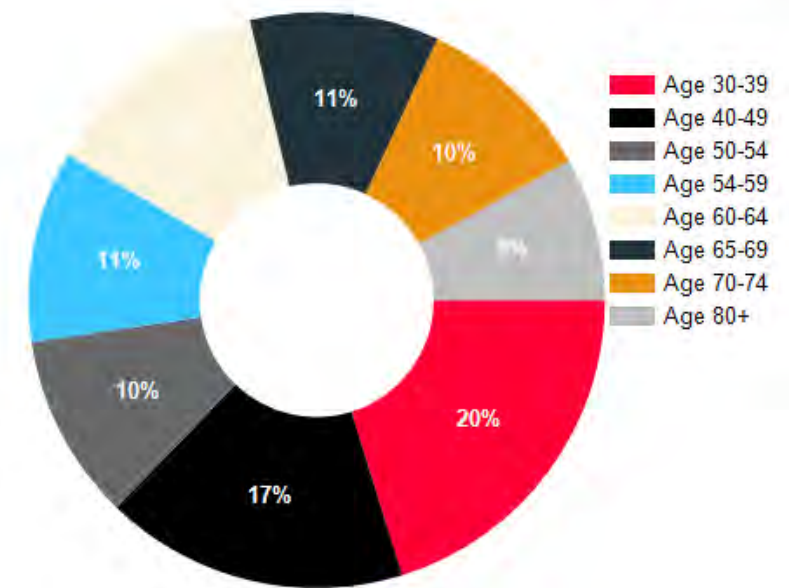
Source: esri



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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	208	3,823	7,931
2025 Population Age 35-39	205	3,521	7,849
2025 Population Age 40-44	182	3,218	7,170
2025 Population Age 45-49	165	3,105	6,869
2025 Population Age 50-54	214	3,390	7,506
2025 Population Age 55-59	220	3,216	7,133
2025 Population Age 60-64	262	3,301	7,273
2025 Population Age 65-69	217	2,915	6,275
2025 Population Age 70-74	206	2,500	5,261
2025 Population Age 75-79	164	1,827	3,928
2025 Population Age 80-84	96	1,146	2,344
2025 Population Age 85+	95	1,271	2,325
2025 Population Age 18+	2,668	40,897	88,109
2025 Median Age	45	40	40
2030 Median Age	47	41	41

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$65,417	\$63,698	\$65,667
Average Household Income 25-34	\$93,879	\$83,094	\$84,592
Median Household Income 35-44	\$80,199	\$74,084	\$77,386
Average Household Income 35-44	\$108,596	\$95,784	\$100,557
Median Household Income 45-54	\$85,075	\$76,111	\$78,568
Average Household Income 45-54	\$114,095	\$103,211	\$105,525
Median Household Income 55-64	\$84,351	\$67,570	\$70,382
Average Household Income 55-64	\$119,043	\$97,341	\$100,393
Median Household Income 65-74	\$64,574	\$53,918	\$54,291
Average Household Income 65-74	\$104,274	\$77,811	\$79,920
Average Household Income 75+	\$91,386	\$69,751	\$67,097



ABOUT KICK ASS CONCEPTS

Kick Ass Concepts (Kotis Holdings LLC) owns approximately 1 million square feet of retail properties in the Carolinas which it manages internally. It owns and operates hospitality companies - Darryl's Wood Fired Grill, Painted Plate Catering, The Vineyard and Pig Pounder Brewery. It holds an unlimited unclassified general contractors license as well as real estate brokerage licenses. Our owner has sponsored and curated over 300 public art installations in the area.

The company is well known for the development of the Midtown area of Greensboro, NC. Current projects include a 10 acre mixed use project on one of Greensboro's busiest retail corridors, 11 acre entertainment and retail project in downtown Greensboro, and myriad other developments and redevelopments.



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