Akers Center

1403 - 1493 E. Franklin Boulevard
Gastonia, NC 28054

Leasing
Opportunity

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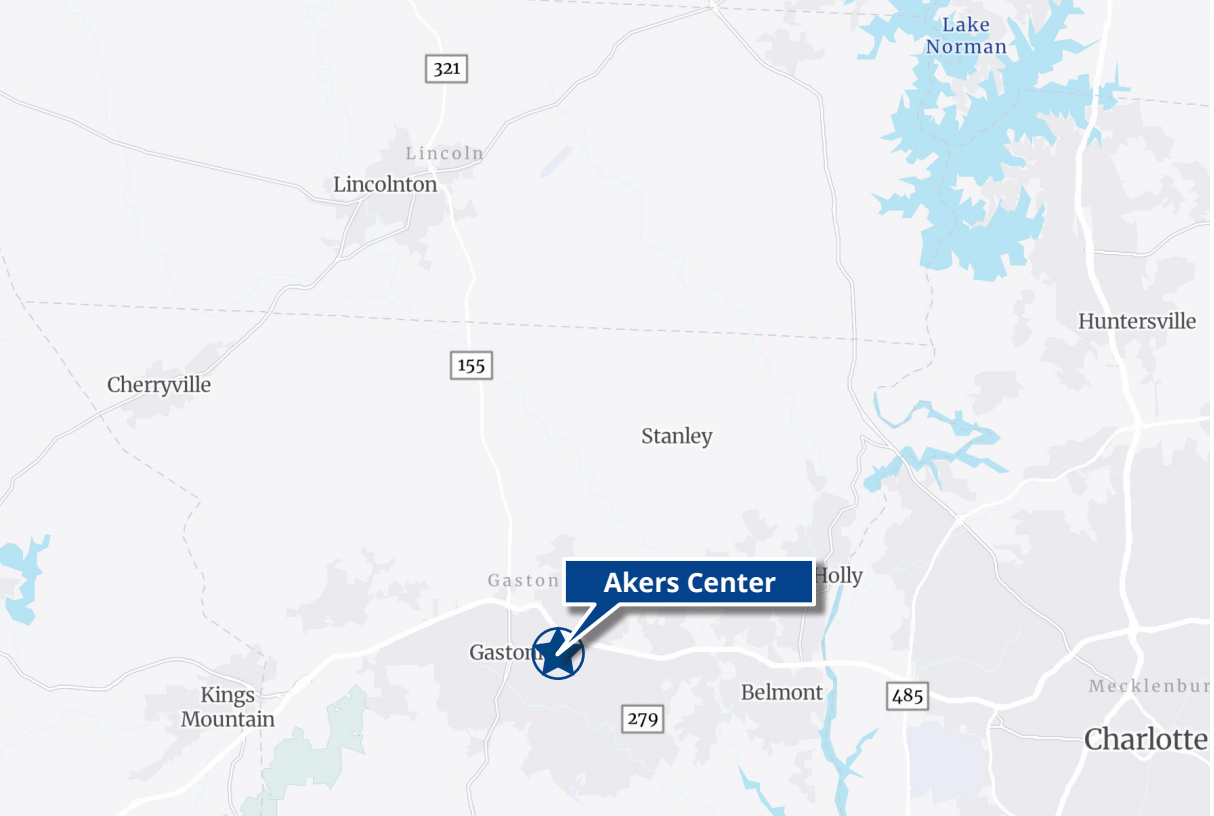
Colliers



Building features

- 1,750 SF - 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, 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

Available Suites

1403B	4,000 SF
1433	3,070 SF
1461	3,165 SF
1467B	17,790 SF
1475	14,630 SF
1485	1,750 SF
Total Available SF	44,405 SF

Basic Lease Rate

$2.05/SF NNN

Contact listing agent.

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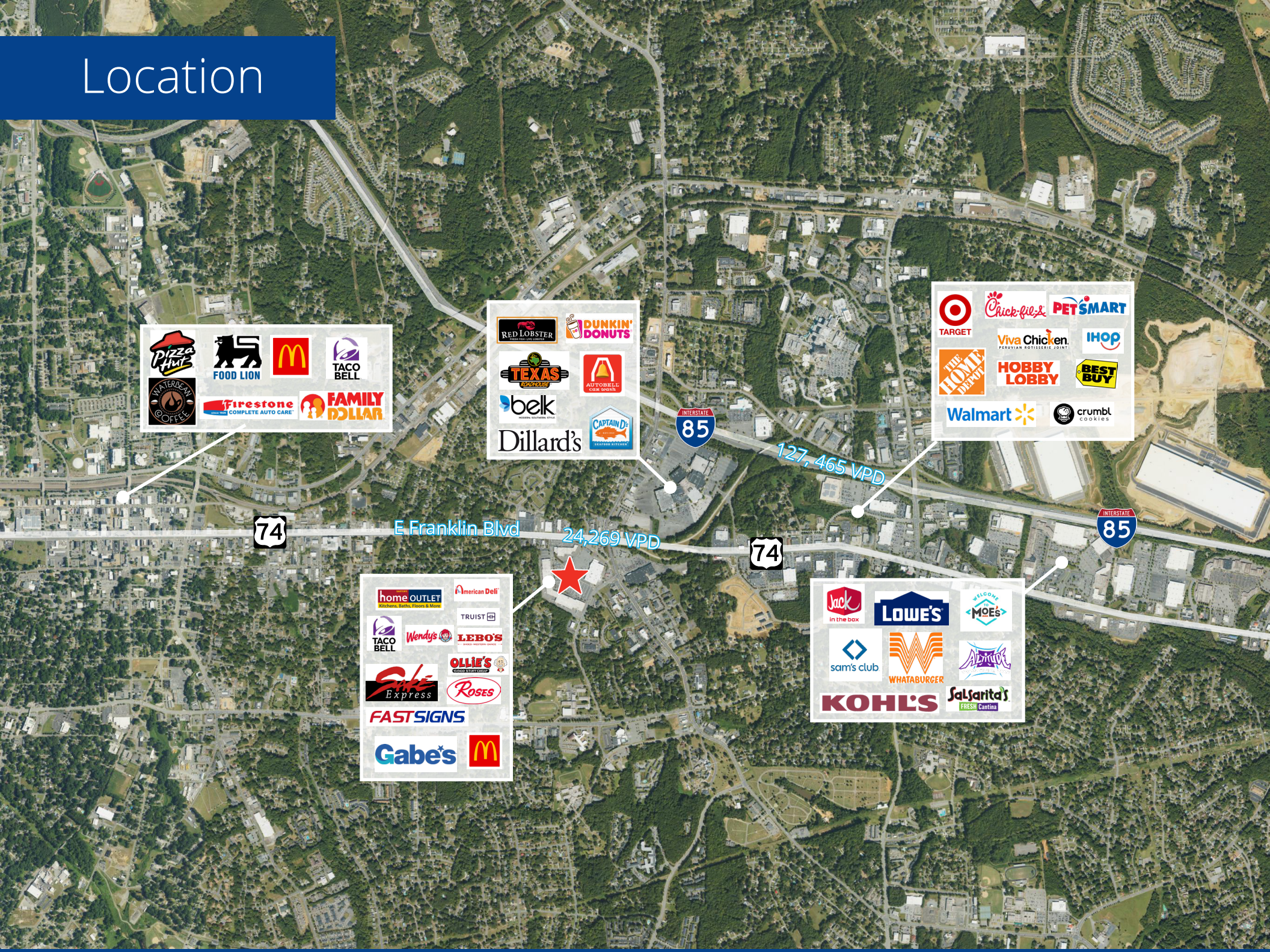
Tenant Roster

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	Surge Staffing	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	Lazo's Fresh Market	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

Aaron's
Easy. Beautiful. Affordable.
Express
TACO BELL
74
E Franklin Blvd
LEBO'S
FASTSIGNS
American Deli
TRUIST
Wendy's
7-ELEVEN
24,269 VPD
74
Jackson's Cafeteria
AMERICAN FREIGHT FURNITURE - MATTRESS
SAUDER
Furniture Store & Outlet
Gabe's
Homrick's
planet fitness
Advance Auto Parts
PNC
S New Hope Rd
22,000 VPD
TALBOTS
BANK OF AMERICA
home OUTLET
Kitchens. Baths. Floors & More
ROSES
OLLIE'S

Location


Pizza Hut
FOOD LION
TACO BELL
WATERBEAN COFFEE
Firestone COMPLETE AUTO CARE
FAMILY DOLLAR
RED LOBSTER
DUNKIN' DONUTS
TEXAS ROADHOUSE
AUTOBELL car wash
belk
Dillard's
CAPTAIN D'S
INTERSTATE 85
127,465 VPD
TARGET
Chick-fil-A
PETSMART
Viva Chicken
IHOP
THE HOME DEPOT
HOBBY LOBBY
BEST BUY
Walmart
crumbl cookies
74
E Franklin Blvd
24,269 VPD
74
INTERSTATE 85
home OUTLET
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TRUIST
TACO BELL
Wendy's
LEBO'S
OLLIE'S
Express
Roses
FASTSIGNS
Gabe's
Jack in the box
LOWE'S
MOE'S
sam's club
WHATABURGER
KOHL'S
Salsarita's FRESH Cantina

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