



**THE PROVIDENCE GROUP**  
EXCELLENCE IN RETAIL REAL ESTATE

**FOR LEASE**

**PartyCity**

**OLD NAVY**

**PETSMART**

**ANCHOR SPACE AVAILABLE**  
Up to 42,972 SF

**BOOKS-A-MILLION**

**SHOE CARNIVAL**

Former Pier One  
**AVAILABLE**  
8,000 SF

**KOHL'S**

PROPERTY PHOTO

# FRANKLIN SQUARE III

3648 EAST FRANKLIN BLVD | GASTONIA, NC 28056



## LEASE INFORMATION

SHOPPING CENTER GLA:	272,181 SF
LEASE RATE:	<b>PLEASE CALL</b>
TICAM:	\$3.37 / SF
SHOP SPACE AVAILABLE:	1,600 SF - 8,000 SF
ANCHOR SPACE AVAILABLE:	Up to 42,972 SF

## PROPERTY HIGHLIGHTS

- End cap space with Patio available
- Located in commercial hub for metro region west of Charlotte.
- Gaston County is second largest county within Charlotte MSA
- Great visibility and parking
- Major retailers in this center include:

## DEMOGRAPHICS (2018)

	1 MILE	3 MILE	5 MILE
POPULATION	4,437	44,820	108,867
AVERAGE HH INCOME	\$74,103	\$72,394	\$68,870
MEDIAN HH INCOME	\$57,976	\$52,307	\$51,134
BUSINESS ESTABLISHMENTS	258	2,047	3,773
DAYTIME EMPLOYMENT	3,484	27,150	46,967



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Suite	Tenant	SF
10	Shane's Rib Shack	3,000 SF
20	Fantasy Nails	1,300 SF
30	Weight Watchers	1,300 SF
40	Cosmo Prof	3,200 SF
45	Sally Beauty	2,400 SF
<b>50</b>	<b>AVAILABLE</b>	<b>3,400 SF</b>
55	Justice	5,284 SF
60	Rue 21	4,686 SF
70	Party City	11,970 SF
80	Old Navy	15,000 SF
90	Petsmart	26,040 SF
<b>100</b>	<b>AVAILABLE</b>	<b>42,972 SF</b>
110	Books-A-Million	20,000 SF
120	Lane Bryant	4,480 SF
130	Carters	4,480 SF
140	Shoe Carnival	12,000 SF
150	Sakura Restaurant	3,000 SF
160	Jersey Mike's Subs	1,800 SF
170	AAA Travel	2,400 SF
180	CiCi's Pizza	3,600 SF
<b>190</b>	<b>AVAILABLE</b>	<b>8,000 SF</b>
200	Great Clips	1,400 SF
210	Portofino's Restaurant	2,485 SF
<b>220</b>	<b>AVAILABLE</b>	<b>7,300 SF</b>
230	Kohl's	80,684 SF
240	Bell South Mobility DCS (Tower)	-



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