

FOR SALE > RETAIL INVESTMENT OPPORTUNITY



307 E. Franklin Blvd.

307 E. FRANKLIN BLVD., GASTONIA, NC 28054



307 E. Franklin Blvd. >

±4,786 SF retail investment opportunity situated on ±0.17 acres available for sale. Located on Franklin Boulevard and US 29 in the heart of Gastonia, North Carolina. Asking price of \$249,900. 5 rental units range from 450 SF - 1,450 SF.

Street	Traffic Count
E. Franklin Blvd.	18,000 VPD
S. Broad St.	11,000 VPD

Investment Summary >

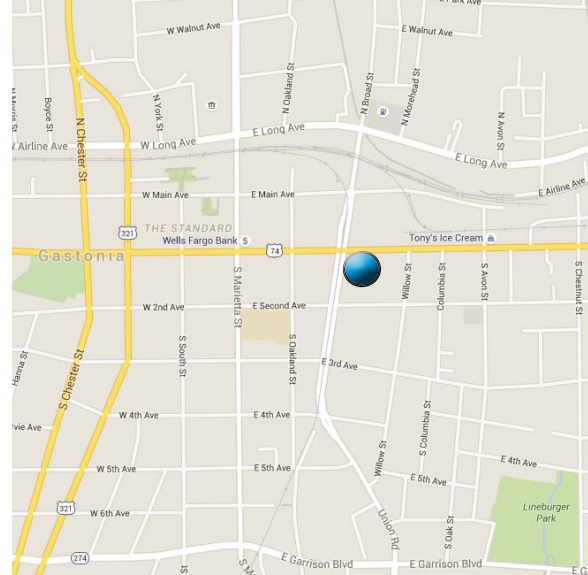
- > \$249,900
- > 10% CAP Rate
- > \$26,014 NOI
- > 5 Tenant Suites (100% Leased)
- > ±4,786 SF
- > ±0.17 Acres
- > Built 1900
- > 5 Parking Spaces (1 HC)
- > Parcel ID: 105512
- > Property Taxes (2014): \$2,040.56
- > Additional Parking Lot - 1/4 Block Away
 - > Available for Purchase \$39,000



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Contact Us

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Demographics	3 Mile Radius	5 Mile Radius
2015 Population	51,843	97,185
Avg. HH Income	\$47,590	\$53,589
Employees	36,478	50,987

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The information contained herein has either been given to us by the owner of the property or has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. This property is subject to prior sale, lease, price change or withdrawal without notice. Note: Broker participation is welcomed. Compensation is offered to buyer/tenant agent.

