

FOR SALE OR LEASE > CORNER PROPERTY IN W. GASTONIA

2209 W. Franklin Blvd.



2209 W. FRANKLIN BLVD., GASTONIA, NC 28052



2209 W. Franklin Blvd. >

1.17 acres on the corner of W. Franklin Blvd. & S. Myrtle School Road located in Gastonia, NC available for sale or lease. Excellent visibility on W. Franklin Blvd directly across from Walmart, this property is a great in-town location. Asking sales price of \$1,299,000 and asking lease rate of \$90,000 per year.

Street	Traffic Count
W. Franklin Blvd.	15,000 VPD
S. Myrtle School Road	12,000 VPD

Site Amenities >

- > 1.17 Total Acres
- > Tax Parcel IDs:
 - > 106884
 - > 106885
- > C-1 Zoning (Light Commercial)
- > 325' LF on Myrtle School Road
- > 194' LF on W. Franklin Blvd.
- > Sales Price: \$1,299,000
- > Lease Rate: \$90,000/Year



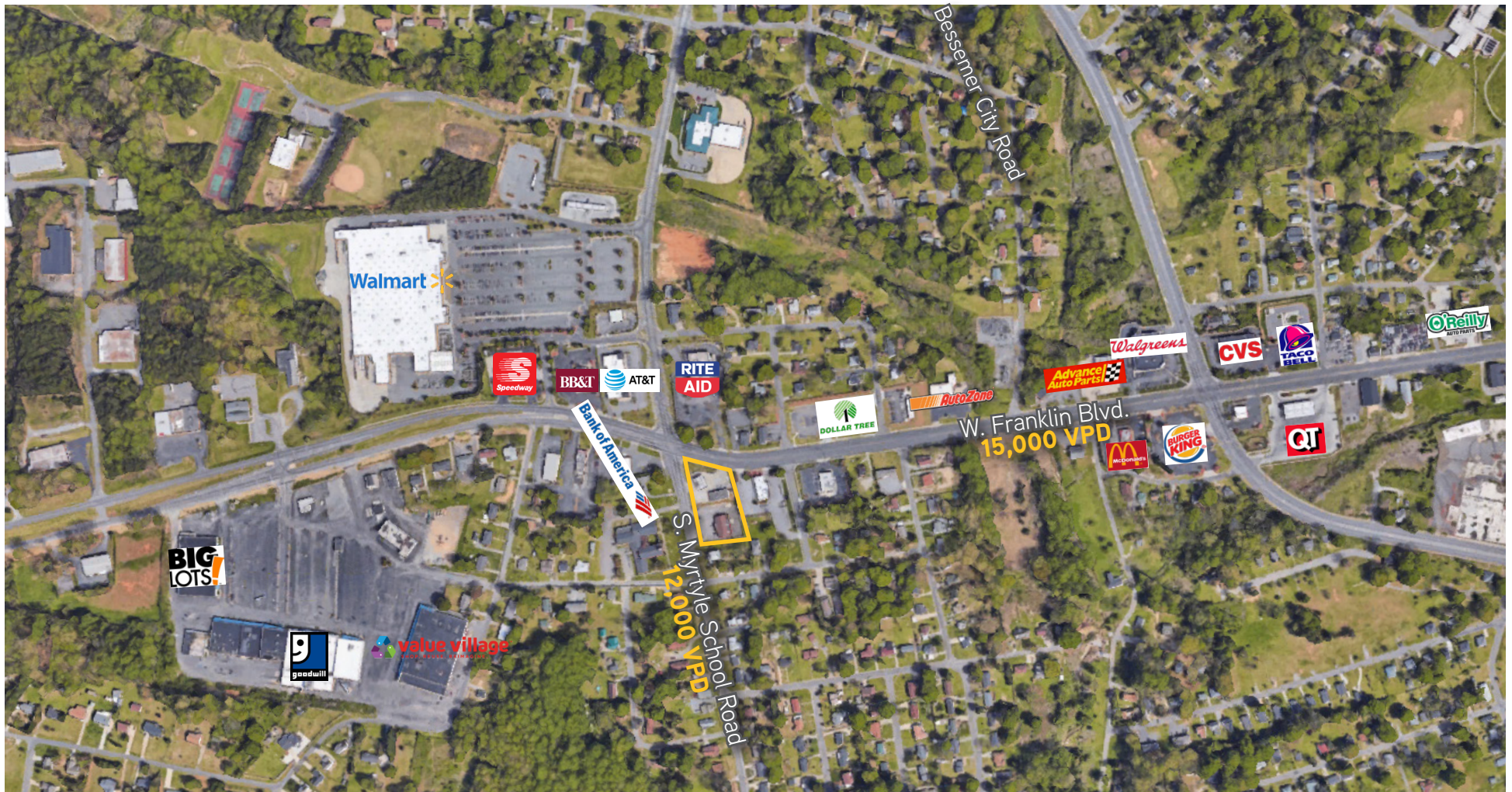
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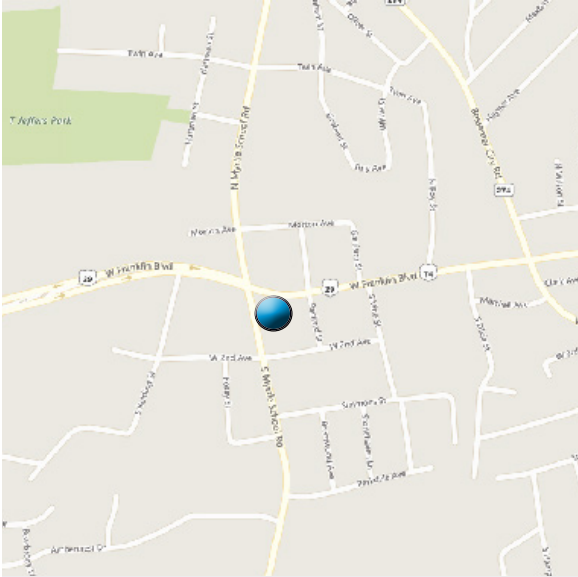
Current Structures



Current Structures



Demographics	1 Mile Radius	3 Mile Radius	5 Mile Radius
2016 Population	5,414	32,972	80,026
Avg. HH Income	\$40,884	\$43,054	\$50,119
Employees	2,352	20,903	42,626



Contact Us

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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.

