Retail Investment Opportunity

Retail Strip Center under \$300K

CAP Over 9%

Gastonia, NC

4,786 SF Retail Center 100% Leased

307 E. Franklin St., Gastonia, NC 28054

Investment Opportunity

- Retail Strip Center
- Located on Primary Road (Franklin Boulevard / US 29)
- 5 Retail Units (Range from 450 SF 1,450 SF)
- Center is 100% Leased
- Located in Heart of Gastonia

• Traffic Counts:

- \circ 18,000 VPD- Franklin Boulevard
- 11,000 VPD- S Broad Street (1/4 block away)

• Demographics

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



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\$279,500 (9.3% CAP)

- \$26,014 (NOI)
- 4,786 SF Building
- 5 Tenant Suites (100% Leased)
- .17 Acres
- **5 Parking Spaces** (1 HC)
- Additional Parking Lot- 1/4 Block Away (+/- 7 Spaces). Available for Purchase (\$39,000).



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