

# 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:**
  - 18,000 VPD- Franklin Boulevard
  - 11,000 VPD- S Broad Street (1/4 block away)
- **Demographics**

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



**\$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).



For additional information please contact:

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