



±1.38 AC FULL ACCESS CORNER AVAILABLE
 STRONG HIGHWAY FRONTAGE - LAST REMAINING OP

- PROPERTY DETAILS**
- ±1.38 Acre Retail Site
 - Gaston County PIN# 3525762555 (Parcel# 153802)
 - Zoning: C-2 (Hwy Commercial) Per City of Gastonia
 - Highly visible corner site along W. Franklin Blvd. less than 1 mile from I-85.
 - 261' frontage along W Franklin Blvd. & 360' along Diane 29 Theater Rd.
 - Water along W. Franklin Blvd.
 - Sewer within +-650'

3836 W FRANKLIN BLVD
GASTONIA, NC 28052
AVAILABLE - CALL FOR PRICING

IAN WHETSEL | (980)-348-9070 | ian@chambers-group.com



3836 W Franklin Blvd

Market Aerial

	1 MI	3 MI	5 MI
Population	2,440	22,717	60,909
Households	885	8,794	24,506
Ave Household Size	2.79	2.60	2.46
Median Age	40.4	39.2	39.4
Average HH Income	\$71,623	\$63,239	\$64,881
Employees	407	8,087	27,425



47,000 VPD

15,000 VPD

10,000 VPD

12,000 VPD

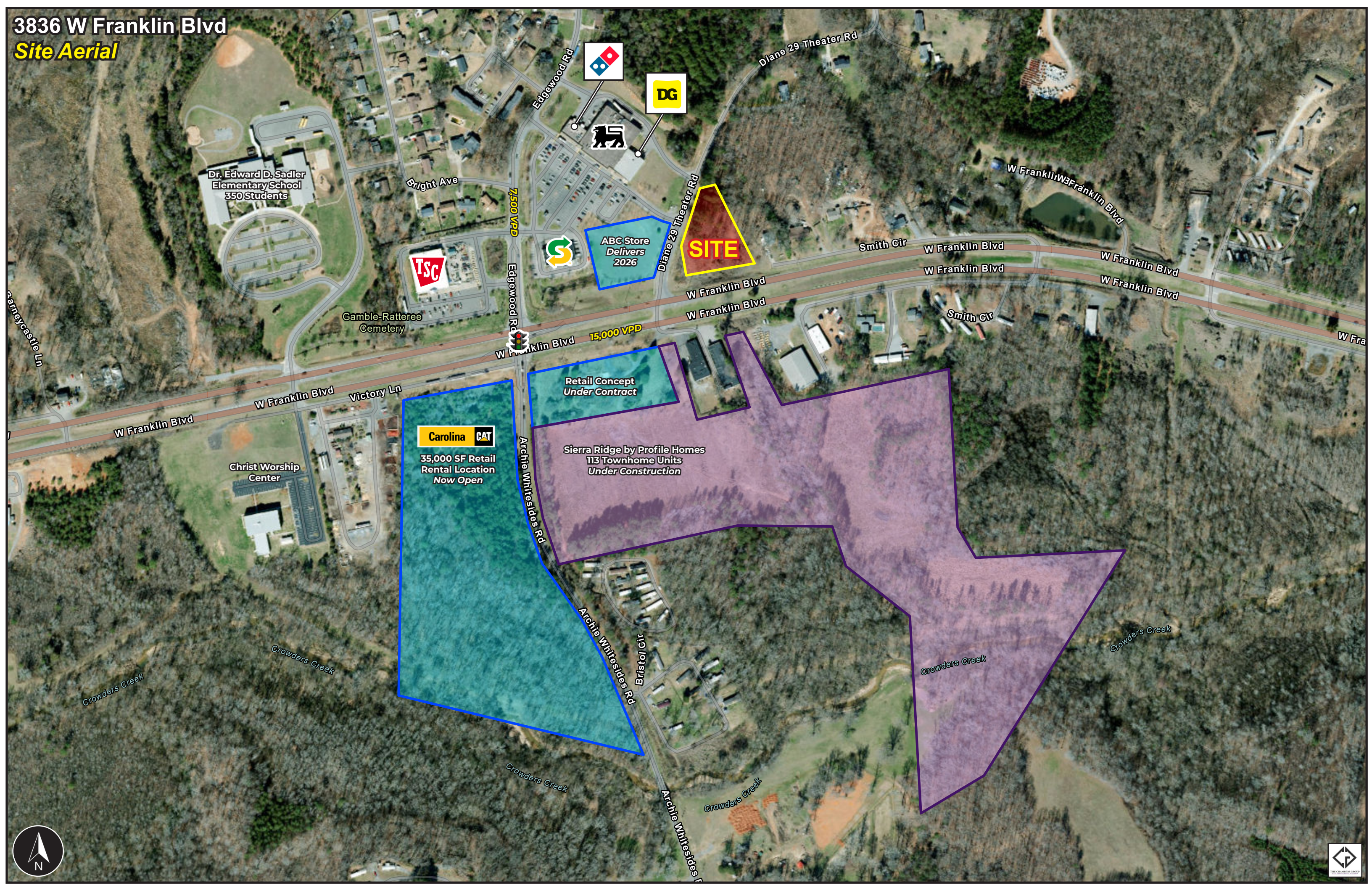
SITE

Dr. Edward D. Sadler
Elementary School
350 Students

Christ
Community Church



3836 W Franklin Blvd
Site Aerial



Dr. Edward D. Sadler
Elementary School
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TSC

ABC Store
Delivers
2026

SITE

Retail Concept
Under Contract

Carolina CAT
35,000 SF Retail
Rental Location
Now Open

Sierra Ridge by Profile Homes
113 Townhome Units
Under Construction

