

**Rusty Gibbs**

The Nichols Company

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600 Queens Rd, Charlotte, NC 28207

**Available**  
Brewery/Office  
Space for Lease



Front of Building



Rear of Building

**121 E Franklin Blvd.**

Gastonia, NC 28054



# 121 E. Franklin Blvd.

## ABOUT

Built in 1928 and ideal for a brewery, this building offers +/- 13,174 SF available for lease in the downtown area of Gastonia. The basement, ground floor and mezzanine level combine to offer 9,000 SF with an additional 4,174 available on the third floor. Gastonia, a satellite city of Charlotte, NC, has seen steady growth in recent years in both population and in retail and restaurant establishments.

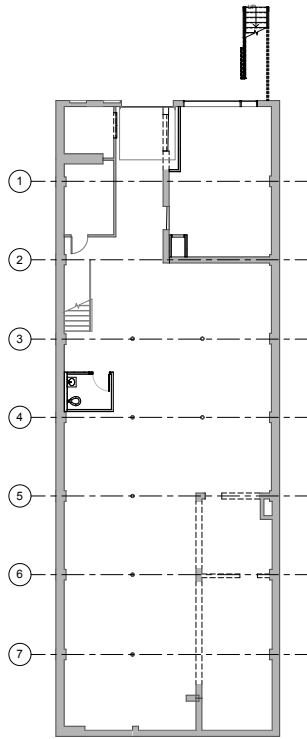


## SITE ATTRIBUTES

- +/- 9000 SF available including basement, ground floor and mezzanine level
- Additional 4,174 SF third floor space available that can be combined with 9,000 SF or leased separately
- NNN Lease
- Call for Pricing

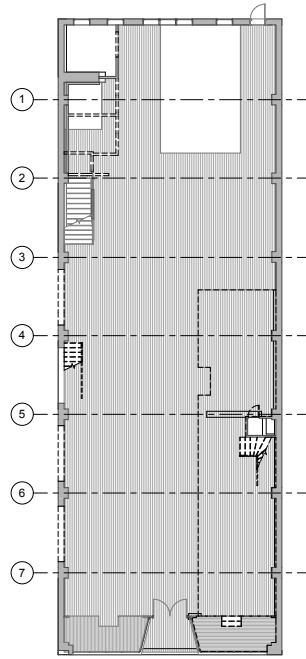


# EXISTING FLOOR PLANS



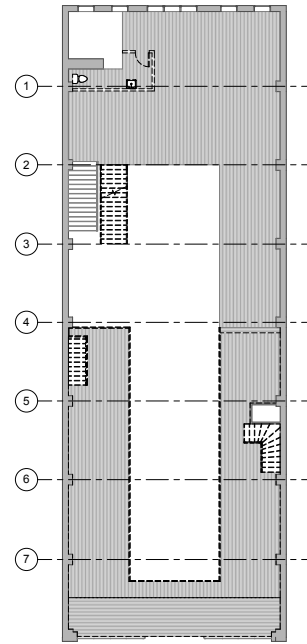
Basement  
Gross Area: 4,615 sf  
Rentable Area: 4,287 sf

**1** EXISTING - Basement  
1/8" = 1'-0"



First Floor  
Gross Area: 4,615 sf  
Rentable Area: 4,287 sf

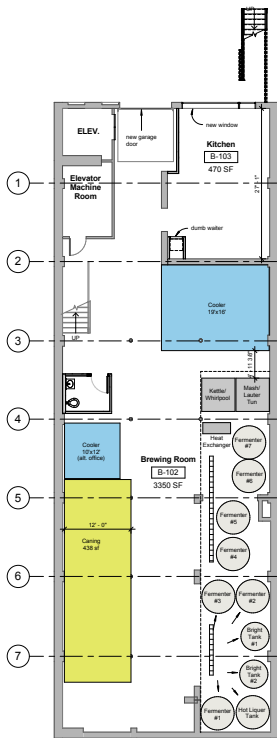
**2** EXISTING - First Floor  
1/8" = 1'-0"



Mezzanine  
Rentable area: 2,562 sf

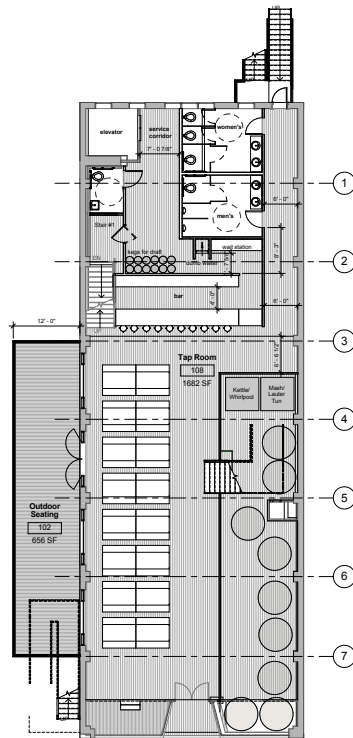
**3** EXISTING - Mezzanine  
1/8" = 1'-0"

# PROPOSED FLOOR PLANS



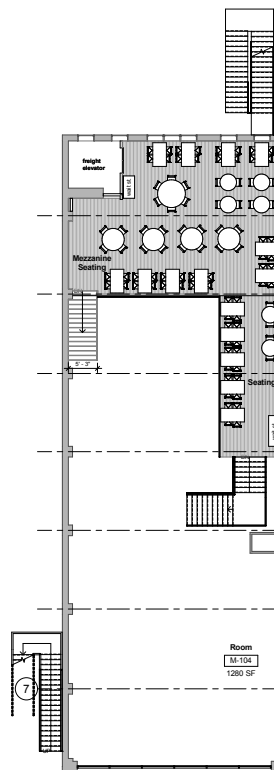
Basement  
Gross Area: 4,615 sf  
Rentable Area: 4,287 sf

**1** Basement  
1/8" = 1'-0"



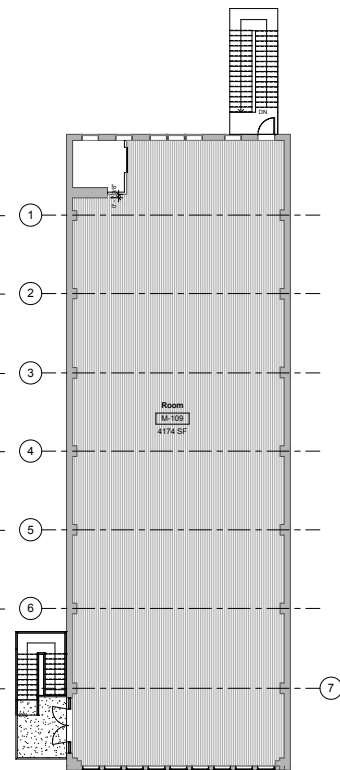
First Floor  
Gross Area: 3,829 sf  
Rentable Area: 3,294 sf

**2** First Floor  
1/8" = 1'-0"



Mezzanine  
Rentable Area: 1,381 sf

**3** Mezzanine  
1/8" = 1'-0"



Second Floor  
Gross Area: 4,615 sf  
Rentable Area: 4,287 sf

**4** Second Floor  
1/8" = 1'-0"



# CONCEPTUAL RENDERINGS





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For more information please contact:  
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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.



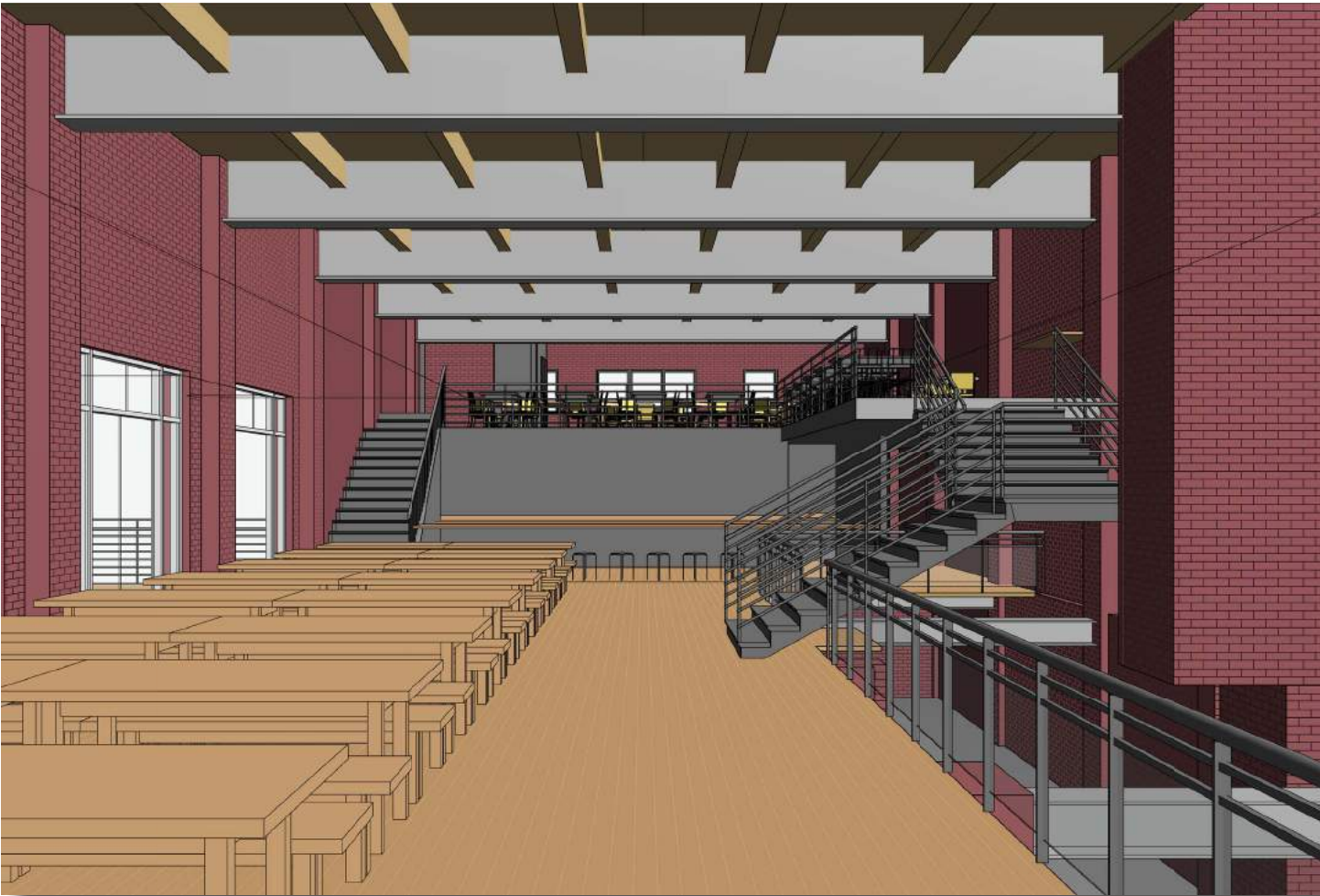


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# AREA DEMOGRAPHICS

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	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population Current	7,380	50,297	98,898 (Est. 101,000 by 2021)
Daytime Population	15,038	70,453	114,027
Average Household Income	\$42,629	\$47,128	\$53,081

Traffic Count: East Franklin Street - Est. 13,000 VPD

