

DIXIE VILLAGE

2573 W. Franklin Blvd. Gastonia, NC 28052

PROPERTY

HIGHLIGHTS

Demographics	1 mile	3 miles	30 min Drive Time
Population	5,117	32,853	307,800
Avg. HH Income	\$46,828	\$49,301	\$64,914
Total Households	1,935	12,780	124,385

- Located approximately 22 miles from Charlotte, NC, the largest city in both South Carolina and North Carolina
- The largest employers serving Gastonia are Gaston County Schools, Caromont Health, and Freightliner.
- Surrounded by residential and commercial development including a Walmart Supercenter, Dixie Village is a convenient to Downtown Gastonia and offers easy access to I-85.

NOTES

ANCHORS

- GLA: 211,907 SF
- Availabilities: 800 SF - 4,000 SF
- Traffic Count: 15,006 VPD on W. Franklin Blvd.

- Big Lots, WOW Supermarket, Family Dollar & Aaron Rents



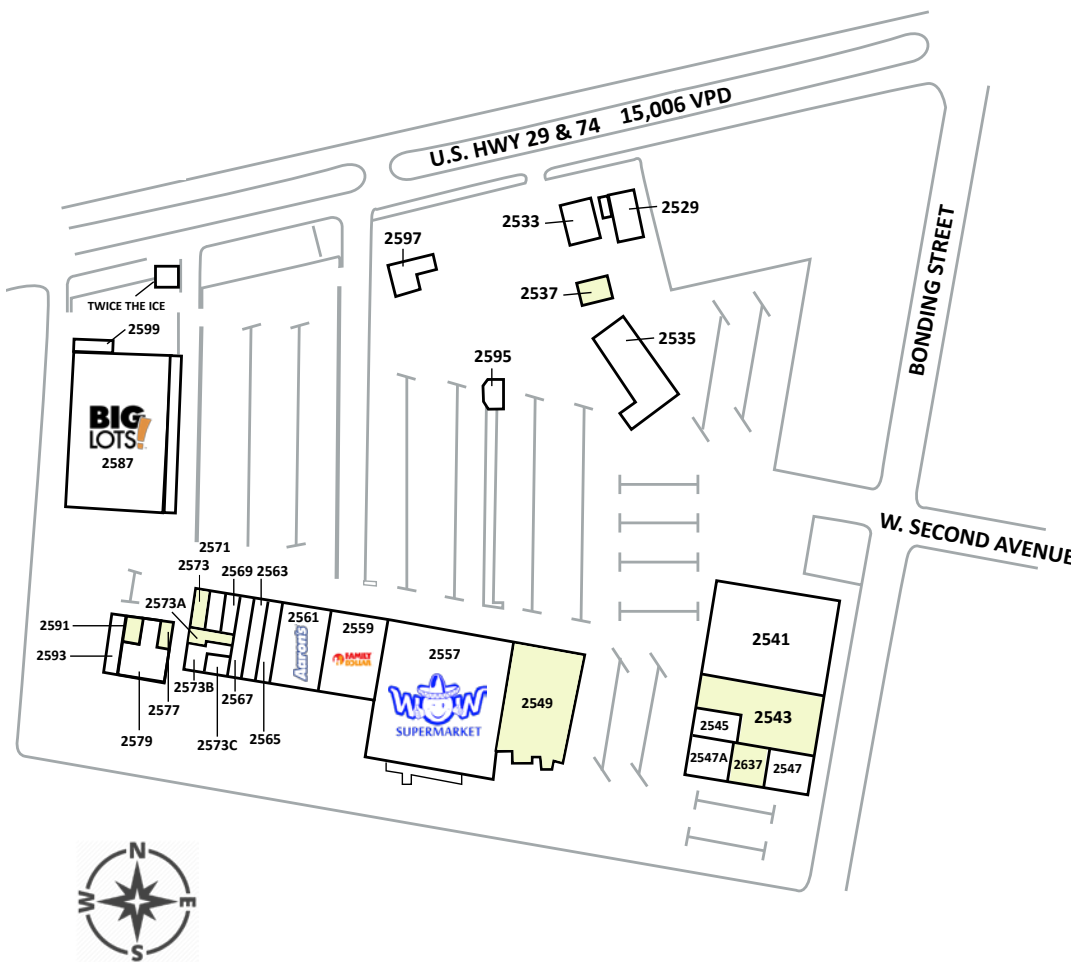
MASON
ASSET MANAGEMENT

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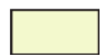
SITE PLAN



Suite	Tenant	Square Feet
2529	Sky Hi Wireless	2,080
2533	Winner's Circle	1,500
2535	Gavel Time Auction	9,000
2537	Available	1,255
2541	Value Village	25,000
2543	Available	21,250
2545	Prime Impex International	1,875
2547	Ronnie Autrey	3,000
2547A	Prime Impex International	4,000
2549	Available	15,400
2557	WOW Supermarket	42,000
2559	Family Dollar	12,322
2561	Aaron Rents	10,000
2563	Boost	1,800
2565	Town Beauty Supply	3,000
2567	Great Wall Restaurant	1,800
2569	Bakery	2,525
2571	DV Barber	1,200
2573	Available	1,200
2573A	Available	280
2573B	CrankBoy Studios	195
2573C	CrankBoy Studios	172
2577	Available	800
2579	Adi Yogi	3,400
2587	Big Lots	34,500
2591	Available	1,200
2593	Available	2,250
2595	Jackson Hewitt	850
2597	Ace Checks Cashed	2,760
2599	Metro PCS	940
2637	Available	1,000



Leased



Available



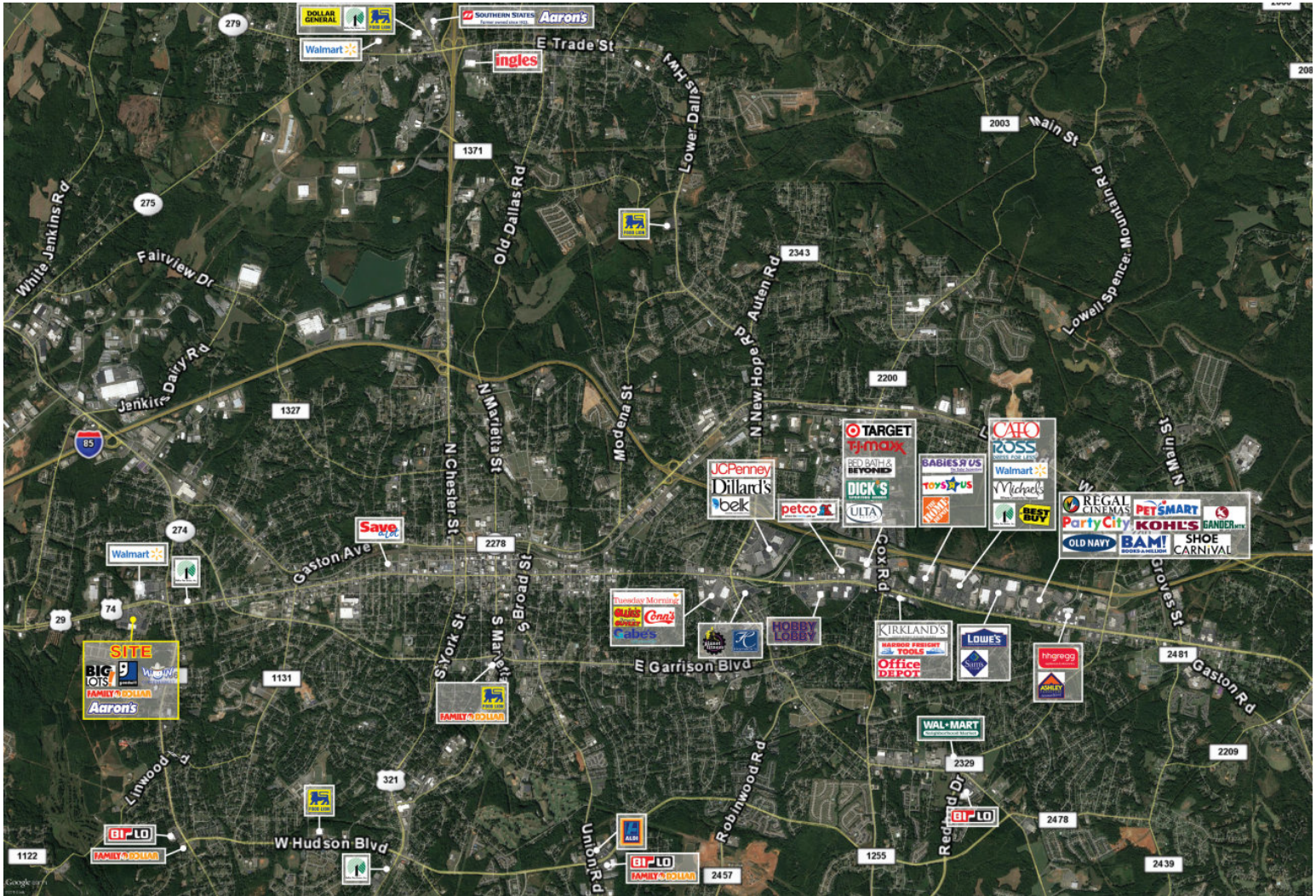
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RETAILER MAP



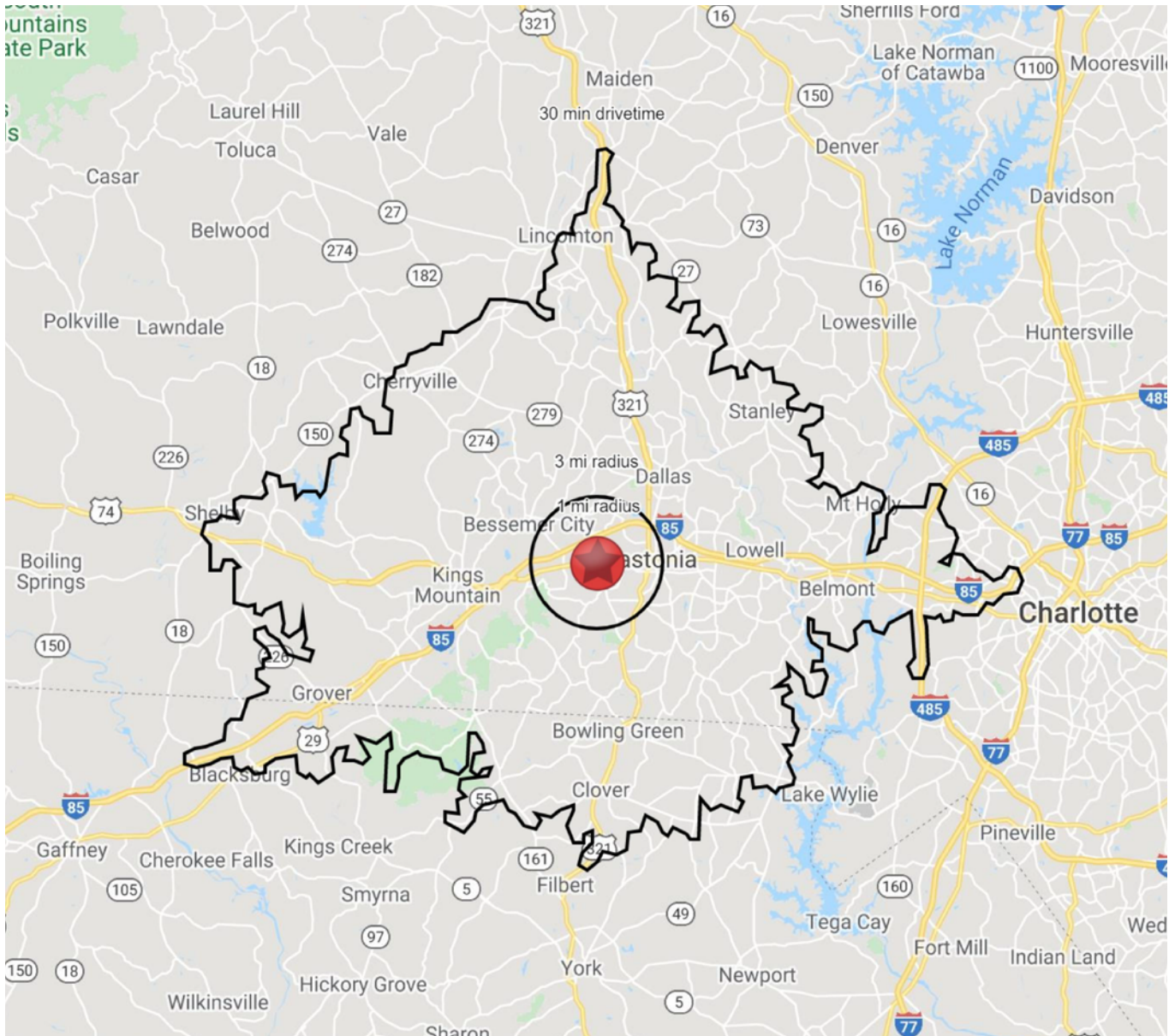
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RADIUS MAP



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