

# FORMER RITE AID AVAILABLE FOR SUBLEASE

330 W DIXON BLVD | SHELBY, NC 28152



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**THE  
PROVIDENCE GROUP**  
EXCELLENCE IN RETAIL REAL ESTATE

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## FOR SUBLEASE

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS



PROPERTY / LEASE INFORMATION

Modified Gross Rent: \$7.50 / SF

Total Square Footage : 14,214 SF

Lease Expiration: 06 / 25 / 23

PROPERTY DESCRIPTION

Freestanding outparcel to Shelby Plaza anchored by Dollar General, Citi Trends, and Save-A-Lot

46 parking spaces

DEMOGRAPHICS (2020)	1 MILE	3 MILE	5 MILE
POPULATION	5,877	19,332	34,449
AVERAGE HH INCOME	\$53,106	\$52,832	\$58,504
MEDIAN HH INCOME	\$32,304	\$38,585	\$41,632
BUSINESS ESTABLISHMENTS	574	1,528	2,024
DAYTIME EMPLOYMENT	4,928	14,358	18,820

NCDOT TRAFFIC COUNTS (2019)

33,000 VPD on Dixon Blvd





