## FORMER RITE AID AVAILABLE FOR SUBLEASE

330 W DIXON BLVD | SHELBY, NC 28152





300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203 www.PROVIDENCEGROUP.com



### FOR SUBLEASE



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# FORMER RITE AID AVAILABLE

#### **PROPERTY / LEASE INFORMATION**

Modified Gross Rent:	\$7.50/SF
Total Square Footage :	14,214 SF
Lease Expiration:	06 / 25 / 23

#### **PROPERTY DESCRIPTION**

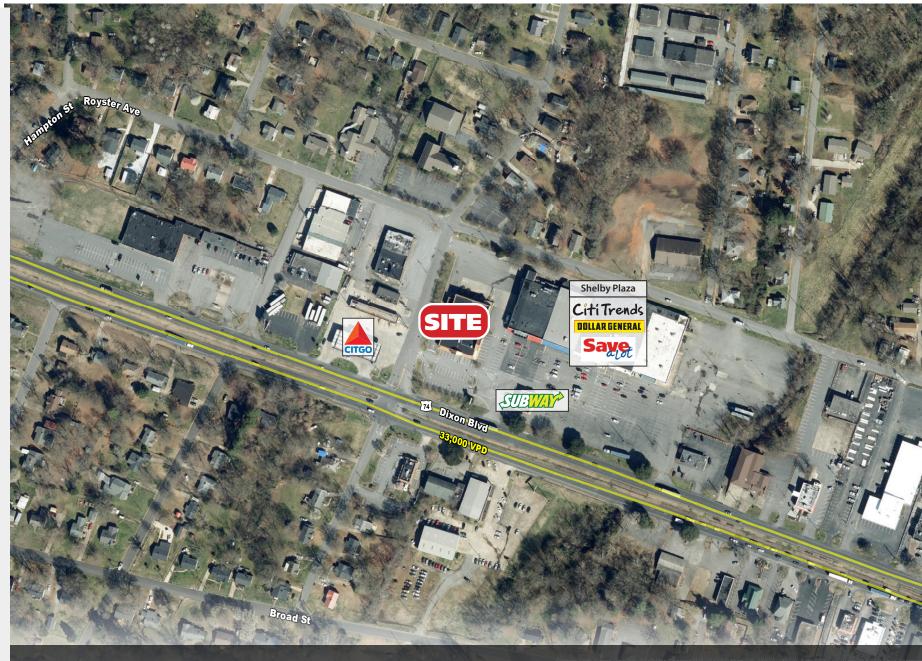
Freestanding outparcel to Shelby Plaza anchored by Dollar General, Citi Trends, and Save-A-Lot

46 parking spaces

<b>DEMOGRAPHICS (2020)</b>	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)**

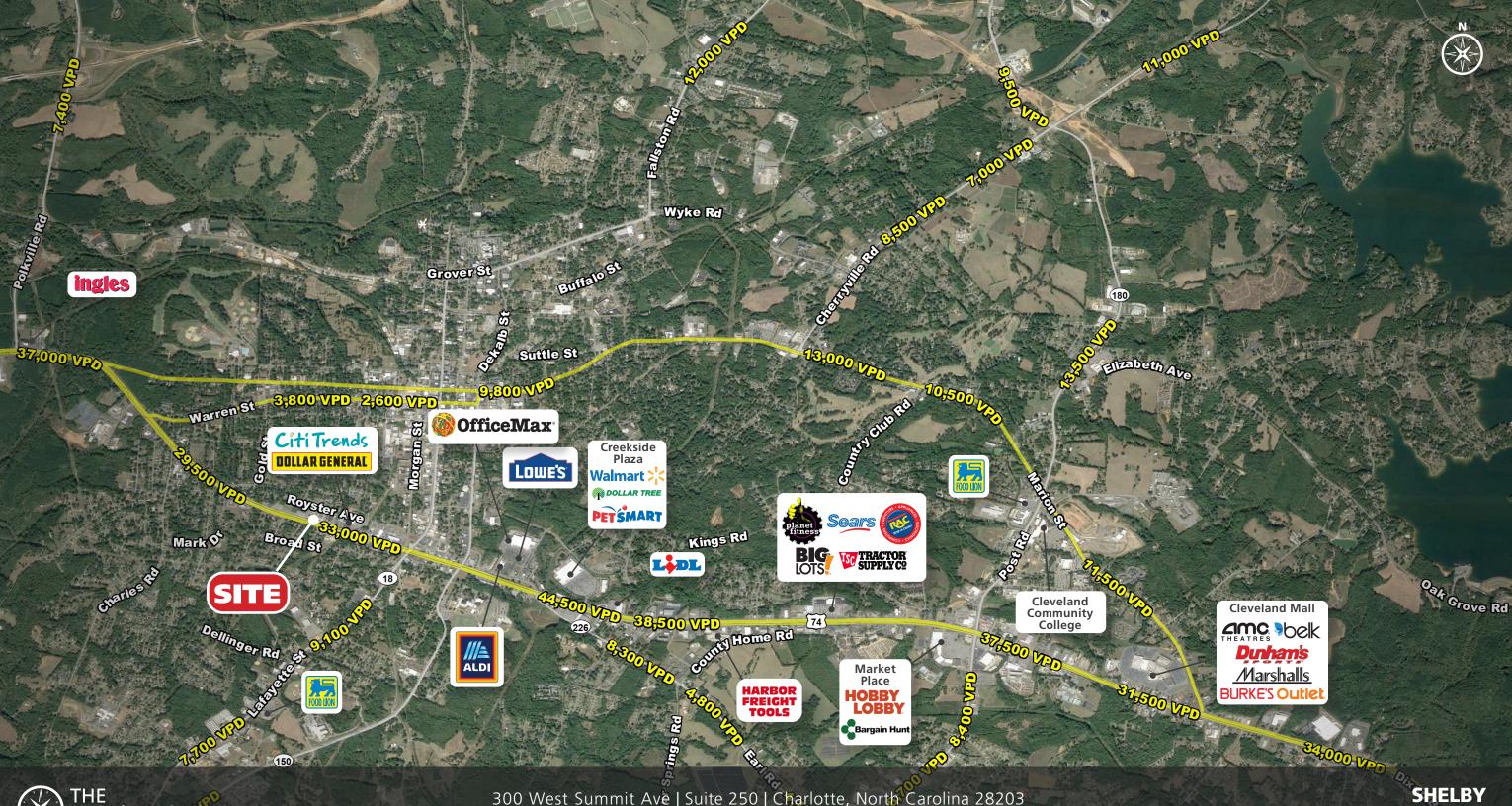
33,000 VPD on Dixon Blvd



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\*ALL OFFERS ARE SUBJECT TO APPROVAL BY WALGREENS REAL ESTATE COMMITTEE





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NORTH CAROLINA