

HISTORIC BUILDING AVAILABLE - UPTOWN SHELBY

14 WEST MARION STREET | SHELBY, NC 28150



CONTACT

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PROPERTY / LEASING INFORMATION

- **Asking Rate:** Please call to discuss
- **Building Size:** Approx. 5,150 - 15,500 SF (3 levels)
- **Zoning:** CB (Commercial)
- **Municipality:** City of Shelby
- **Cleveland Co. parcel #'s:** 17062 and 60366
- **Adjacent parcel:** 9 parking spots

PROPERTY HIGHLIGHTS

- Excellent restaurant / brewery or bank potential with historic storefront elevation
- Prime Uptown Shelby corner location - Lafayette Street and Marion Street
- Historic 1939 Sterchi Building
- Renovated in late 1990's
- High visibility directly facing Court Square and Earl Scruggs Center

TRAFFIC COUNTS 2021 (NCDOT)

5,600 VPD on West Marion Street
7,600 VPD on North Lafayette St

DEMOGRAPHICS (2022)	1 MILE	3 MILE	5 MILE
POPULATION	6,347	22,198	36,031
AVERAGE HH INCOME	\$40,074	\$50,103	\$54,579
MEDIAN HH INCOME	\$40,281	\$43,870	\$46,153
BUSINESS ESTABLISHMENTS	581	1,278	1,577
DAYTIME EMPLOYMENT	10,140	19,080	22,830



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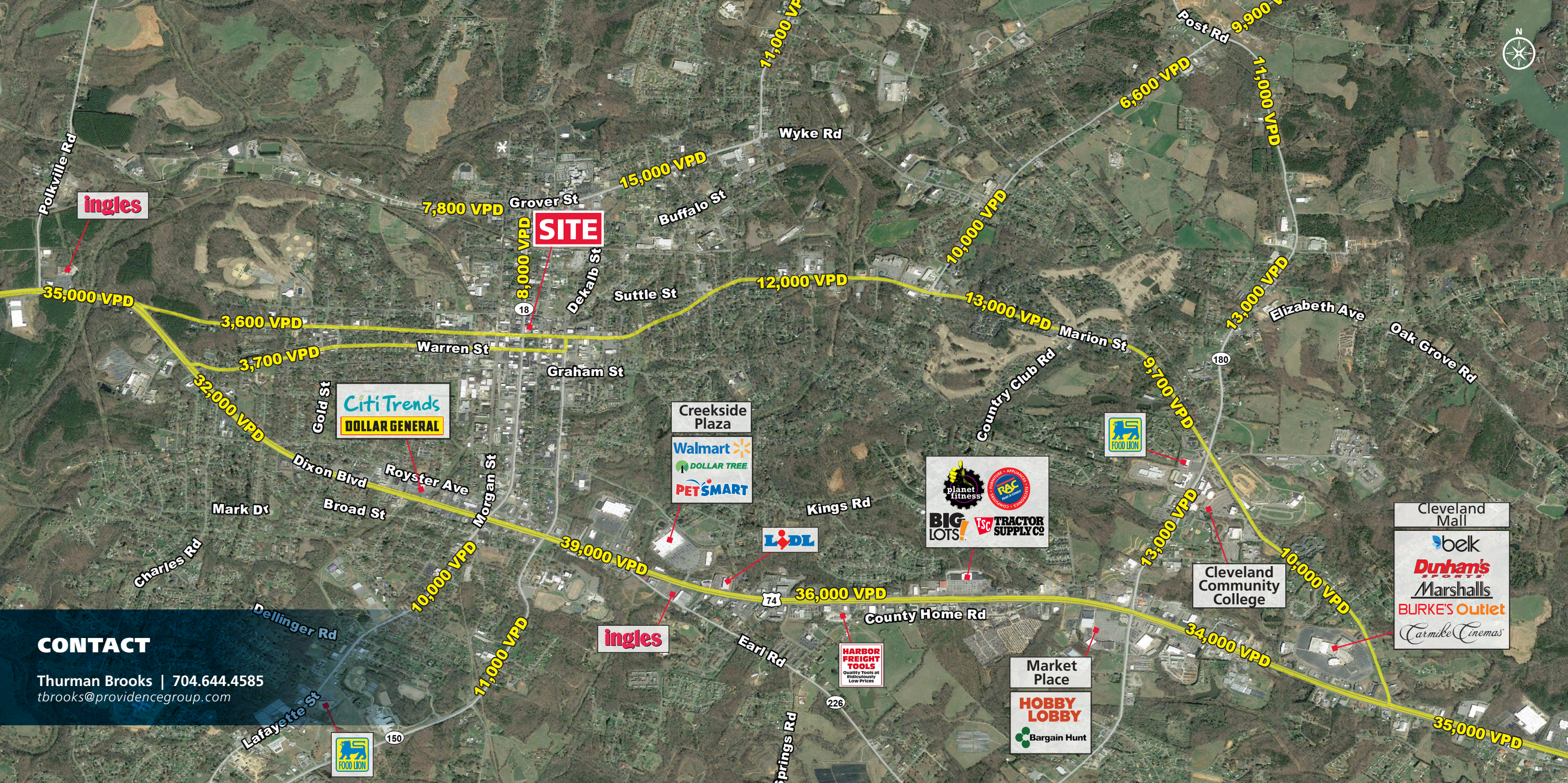
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