

# MULTI-TENANT RETAIL SPACE FOR LEASE - SHELBY NC

1315 EAST DIXON BLVD | SHELBY, NORTH CAROLINA 28152



## CONTACT

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## PROPERTY / LEASING INFORMATION

- Two acre retail development in the heart of the main retail corridor
- ±3,200 SF Endcap Available
- Rare left over access directly into the site
- Very high traffic volume(42,000 vehicles per day)
- Well located in close proximity to Wal-Mart, Ingles, high volume Chick-fil-A and more.
- Extremely strong QSR market

DEMOGRAPHICS (2022)	1 MILE	3 MILE	5 MILE
POPULATION	3,314	24,946	37,939
AVERAGE HH INCOME	\$59,549	\$49,733	\$54,503
MEDIAN HH INCOME	\$51,893	\$42,801	\$45,804
BUSINESS ESTABLISHMENTS	175	1,314	1,570
DAYTIME EMPLOYEES	1,880	19,481	22,793

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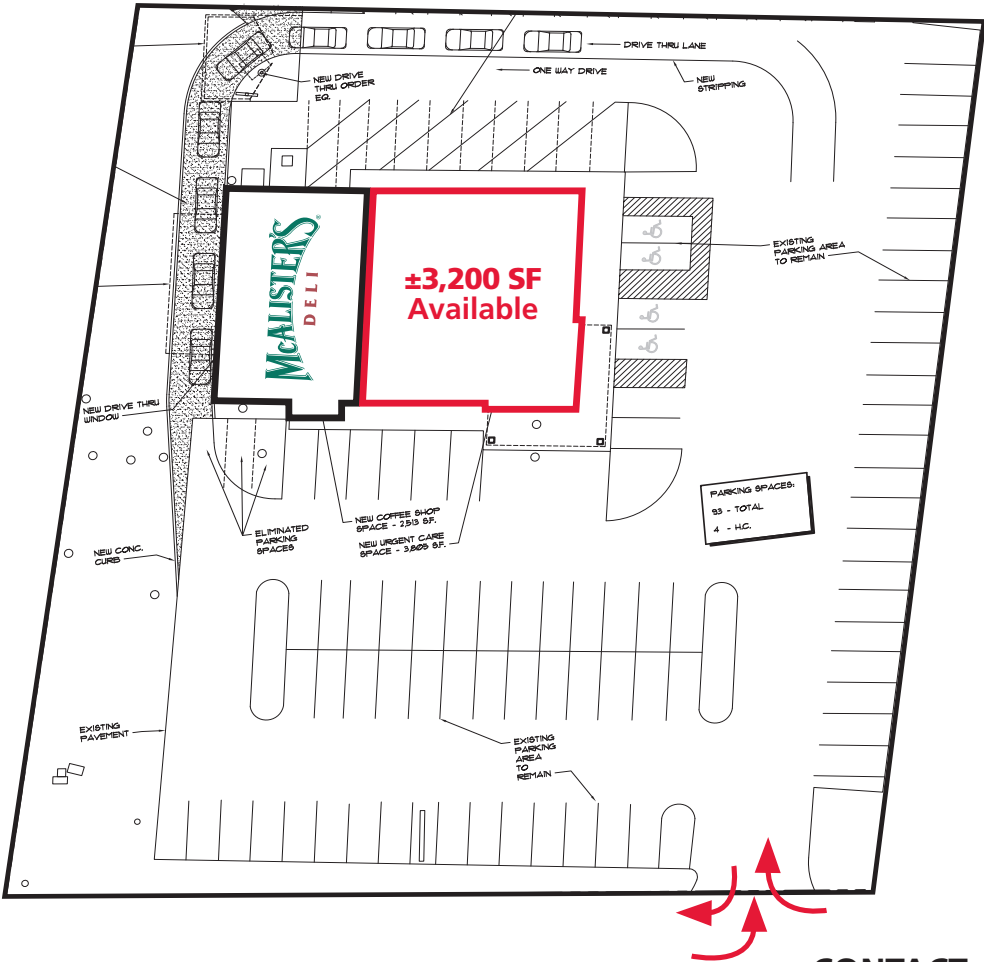
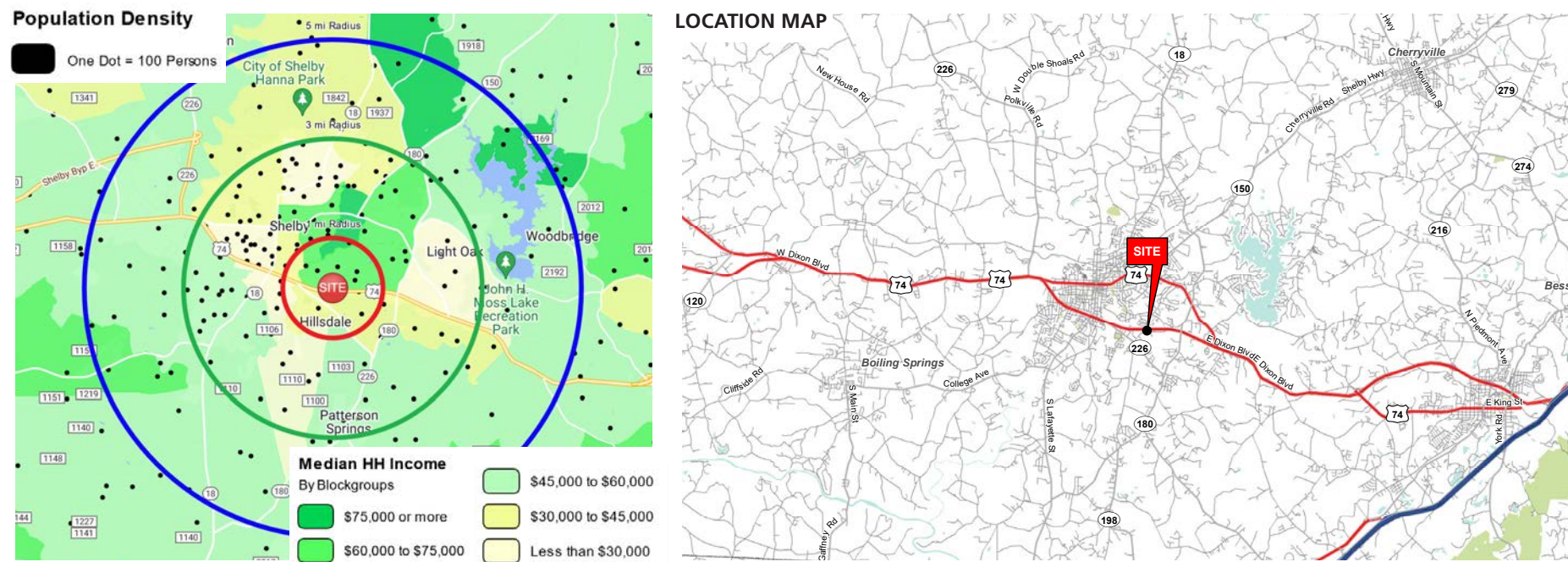


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## Kings

LA 20152



Earl



**44,000 VPD**

**42,000 VPD**

**±3,200 SF Available**

**RIGHT**  
Unusually Low Prices

County

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

**PARTNER XTEAM**

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