

SHELBY'S MAIN RETAIL CORRIDOR

1245 E DIXON BLVD, LOT B, SHELBY, NC 28152



RETAIL

FOR

Lease

SIZE

1,210 SF

SPACE TYPE

End Cap

PRICE

Call for Rate



Highlights

1,210 SF retail end cap space available

Highly visible space

Direct access to Hwy 74

41,000+ VPD

22 parking spaces

GB Zoning

Surrounded by national retailers

2-bay center with Jeremiah's Italian Ice

Neighbors to Dave's Hot Chicken,
McAlister's Deli & Chipotle

Expected Delivery in 2027

Andy Hunter
850.264.4314
andy@hunteroperations.com



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LOCATION OVERVIEW

Demographics

	1 mile	3 mile	5 mile
Population	3,119	24,919	38,106
Daytime Employment	1,810	14,709	18,051
Avg. HH Income	\$90,978	\$72,578	\$78,153

LINCOLNTON

DALLAS

BESSEMER CITY

GASTONIA

MOUNT HOLLY

BELMONT

CHARLOTTE

CHARLOTTE DOUGLAS
INT'L AIRPORT

Traffic Count

AADT

US-74 E Dixon Blvd (at site) 41,000+

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SITE PLAN AERIAL



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HUNTER
— COMMERCIAL REAL ESTATE —

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SITE PLAN DETAIL

Site Data

Parcel: ±.5 AC

Zoning: GB — City of Shelby

Parking: 22 spaces

Signage: maximum allowed



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MARKET AERIAL



E Dixon Blvd (US-74) retail corridor — Shelby, NC

HUNTER

== COMMERCIAL REAL ESTATE ==

CONTACT

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Principal

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