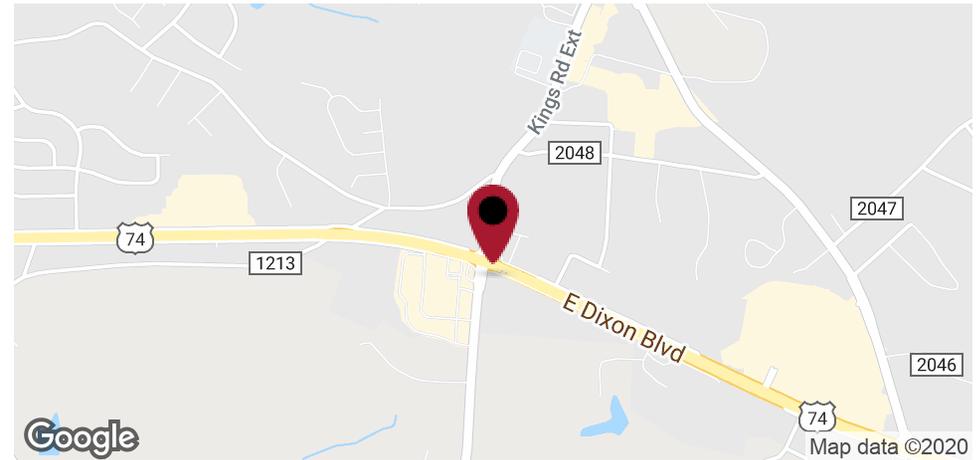


NC SHELBY HWY 74



SOUTH POST ROAD & EAST DIXON DRIVE, SHELBY, NC 28152



OFFERING SUMMARY

County	Cleveland
Available Lot	0.32 Acres
Lease Rate	Contact Broker
Zoning	Commercial
Traffic Count	35,000
Traffic Street	Hwy 74
Average HH Income (10 Miles)	\$48,936

PROPERTY OVERVIEW

Located at the corner of South Post Road and East Dixon Drive, just off Highway 74. Shelby is part of the Charlotte-Concord-Gastonia MSA with a total population exceeding 2,583,956. Proposed site plan includes two buildings: retail and restaurant. Property is for lease or build to suit.

PROPERTY HIGHLIGHTS

- Property is for lease or build to suit
- Positioned at a signalized intersection on Hwy 74, the market's primary commercial and traffic corridor with over 35,000 cars per day, and just 43 miles west of Charlotte
- Possible uses for lot 3 include restaurant, retail, or office space with all utilities including storm drainage
- 1.4 miles from Cleveland Mall a 420,813 SF shopping center with anchor tenants including Belk, Marshalls, Burkes Outlet, Hibbett Sports, Dollar Tree, Dunham's Sports, Carmike Theatre, plus many more
- Cleveland County is the gateway between Asheville and Charlotte and is centered between two of the largest metropolitan areas of the Carolinas, Charlotte and Greenville/Spartanburg

NC SHELBY HWY 74



SOUTH POST ROAD & EAST DIXON DRIVE, SHELBY, NC 28152



	AVAILABLE
	LEASED/UNDER CONTRACT