



**SOUTH DEKALB STREET | SHELBY, NC**

**LAND  
FOR  
SALE**

**Retail, Commercial  
Development Opportunity**

**EDY BERGSTROM**  
c 704 600 7656  
ebergstrom@mecacommercial.com





- Approximately 1.15 acres, subject to final plat upon completion of right-of-way closure
- Excellent Visibility & Convenient Access
- Well-suited for multiple development concepts
- Shelby Zoning - GB
- Cleveland County GIS #60189
- City of Shelby utilities available at site

SALE PRICE  
**\$575,000**



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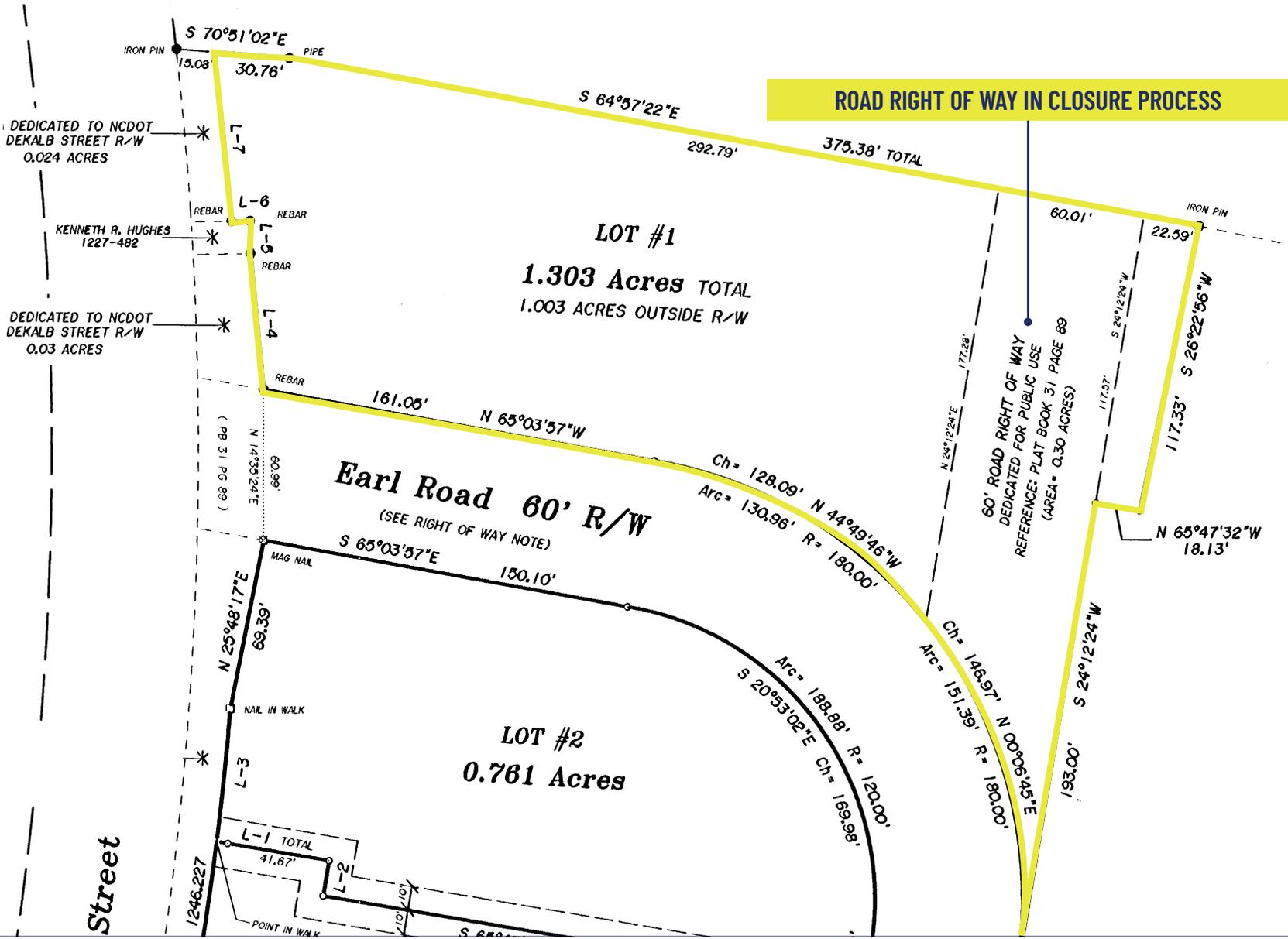
MECA Commercial Real Estate  
102 Main Street, Suite 110  
McAdenville, NC 28101  
704 971 2000

DEMOGRAPHICS	1 MILE			3 MILES			5 MILES		
	Population	Households	Families	Median Age	Average HH Size	Median HH Income	Average HH Income	Per Capita Income	
	5,052	2,173	1,181	42.4	2.24	\$45,585	\$68,637	\$29,445	
	21,738	9,082	5,310	42.6	2.32	\$53,181	\$77,298	\$32,486	
	34,756	14,725	9,079	43.4	2.31	\$57,921	\$82,683	\$35,048	

[mecacommercial.com](http://mecacommercial.com)

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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.







**CITY OF  
PLEASANT  
LIVING**

OFFICIAL TOWN  
NICKNAME

**2.25%**

CORPORATE INCOME TAX,  
SCHEDULED TO PHASE  
OUT BY 2030

**#1  
"TOP MICRO"**

NATIONAL RECOGNITION FOR  
ECONOMIC GROWTH

**45 MILES**  
WEST OF CHARLOTTE, NC.

**SINCE 2011**

SHELBY HAS BEEN HOME  
TO THE AMERICAN LEGION  
WORLD SERIES

## Shelby, NC

Located in the foothills of western North Carolina, Shelby, North Carolina offers a compelling combination of small-town charm, economic momentum, and strategic access to the broader Charlotte, North Carolina metro region. As the county seat of Cleveland County, North Carolina, Shelby serves as the commercial and cultural hub for the area, supported by a strong manufacturing base, growing healthcare sector, and ongoing industrial investment. Its revitalized uptown district, anchored by attractions like the Earl Scruggs Center and the Don Gibson Theatre, provides a vibrant downtown environment that enhances quality of life and community appeal. With competitive operating costs, a skilled workforce pipeline through Cleveland Community College and Gardner-Webb University, and easy access to major transportation corridors and the Charlotte market, Shelby presents a strong opportunity for residential growth, commercial investment, and long-term real estate development.