

821 S. LAFAYETTE ST.

821 S. LAFAYETTE ST., SHELBY, NC 28151

PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse yourself in the vibrant retail scene surrounding 821 S. Lafayette St. in Shelby, NC. This bustling area is home to an array of popular attractions, including the Don Gibson Theatre and the Earl Scruggs Center. With a diverse mix of dining options, boutique shops, and entertainment venues nearby, the location draws in a steady flow of visitors and residents. The area also benefits from easy access to major roadways, ensuring high visibility and attracting a strong consumer base. As a prospective Retail or Free Standing Building tenant, you'll find ample opportunities to make your mark in the thriving retail landscape of Shelby.

PROPERTY HIGHLIGHTS

- Prominent high-visibility location
- Ample parking for customers and employees
- Flexible and adaptable floor plans
- Prime positioning for business exposure and accessibility

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	7,000 SF
Building Size:	8,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,290	10,365	16,276
Total Population	4,027	19,921	32,976
Average HH Income	\$29,350	\$40,811	\$45,120

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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ADDITIONAL PHOTOS



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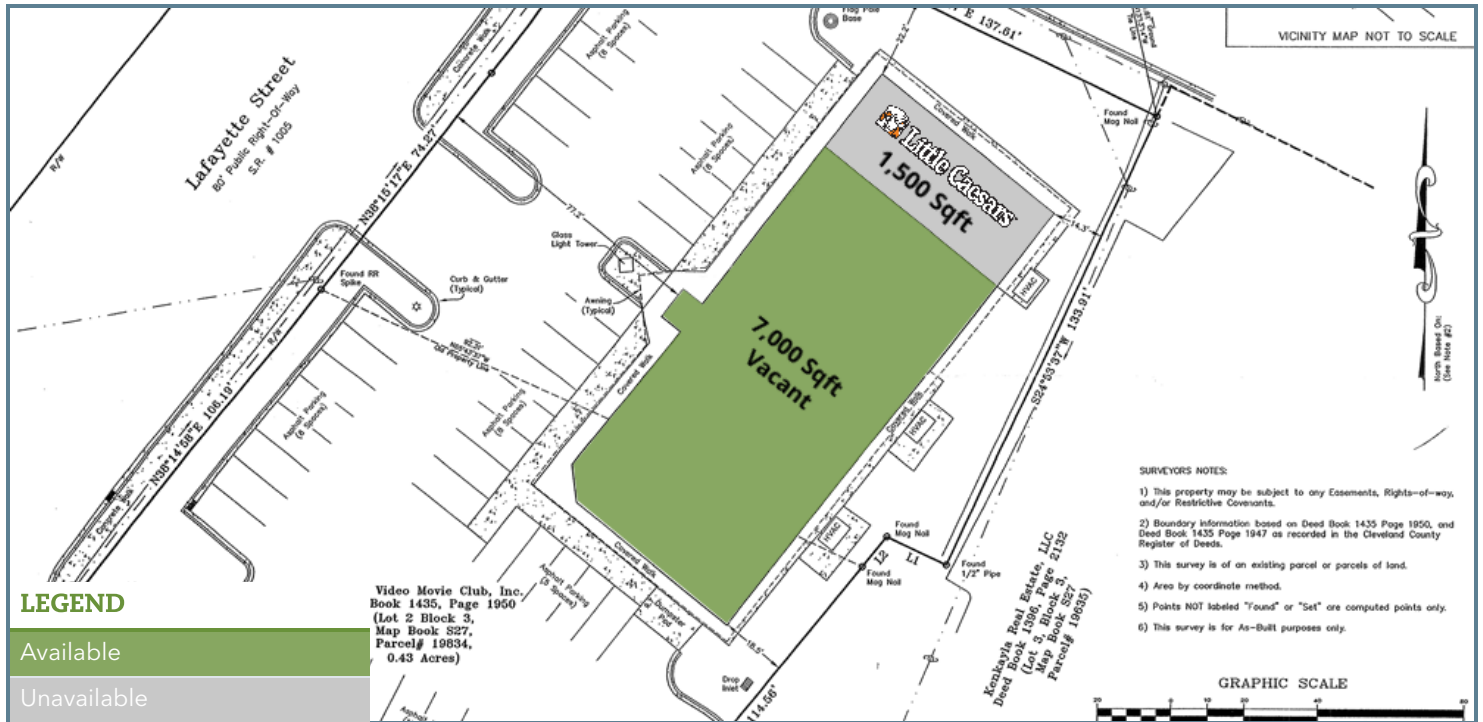
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,000 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
821 S. Lafayette St.	Available	7,000 SF	NNN	Contact Broker for Pricing	-
821 S. Lafayette St.	LITTLE CAESAR'S PIZZA	1,500 SF	NNN	-	-

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RETAILER MAP



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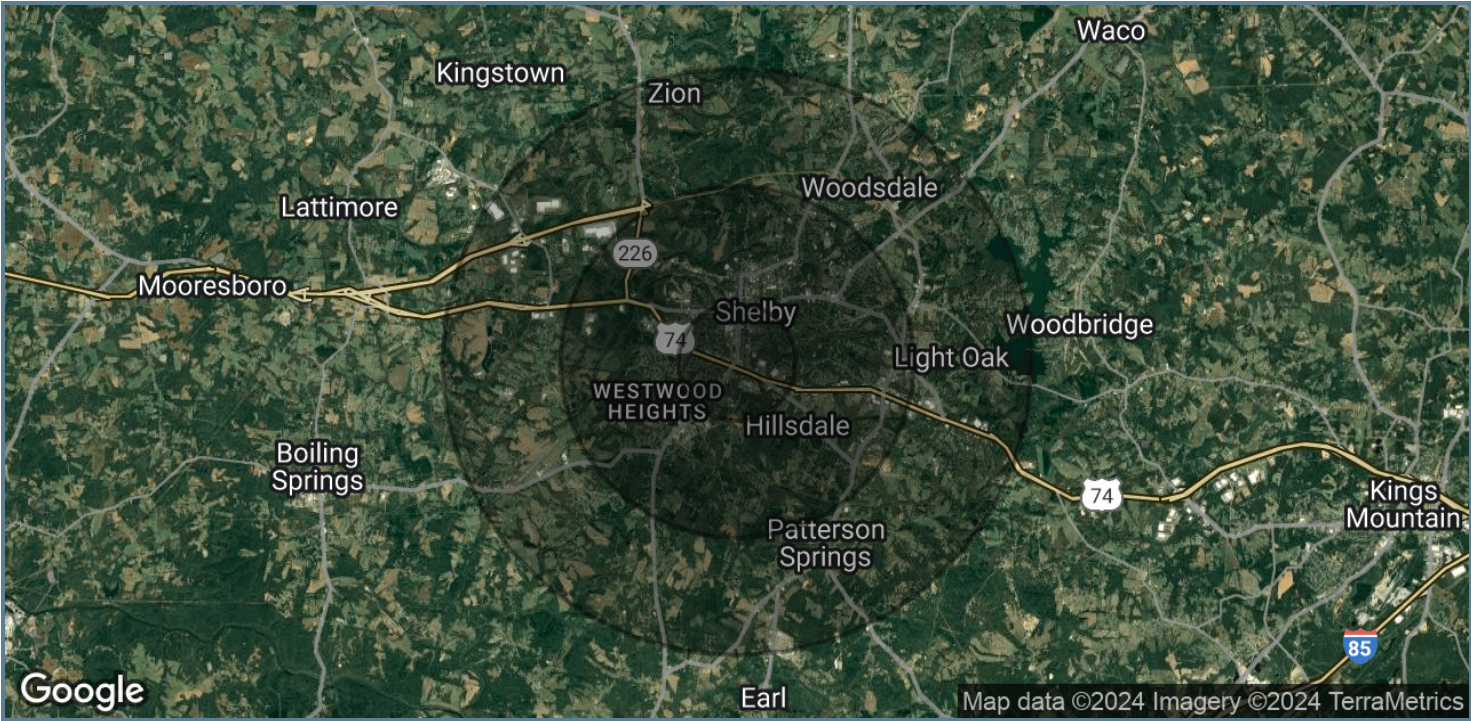
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,027	19,921	32,976
Average Age	43.5	44.3	43.8
Average Age (Male)	43.5	41.6	40.7
Average Age (Female)	44.2	46.6	46.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,290	10,365	16,276
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$29,350	\$40,811	\$45,120
Average House Value	\$90,805	\$135,694	\$141,621

2020 American Community Survey (ACS)

