

AVAILABLE

315 E. GRAHAM ST

SHELBY, NORTH CAROLINA 28150

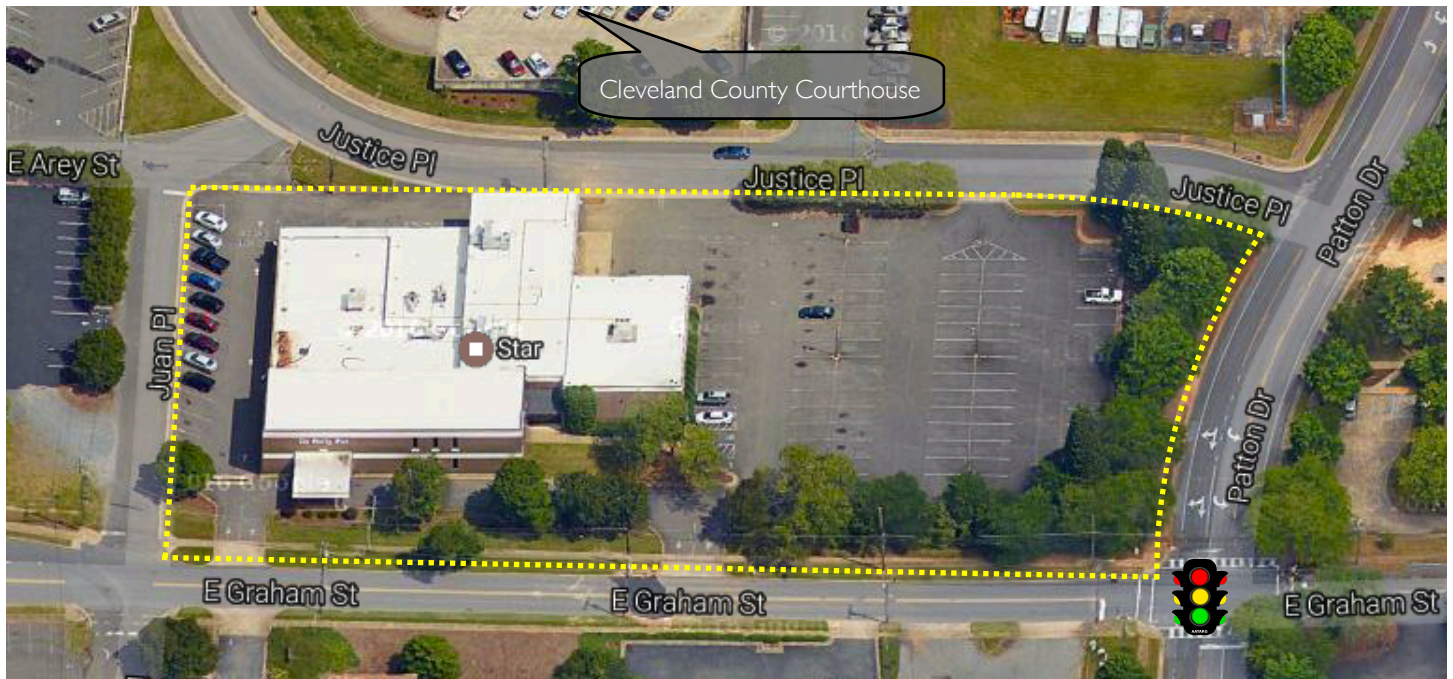
SUBLEASE

Property

- + 2.07 Acres
- + 96 Paved Parking Spaces
- + Front and Rear Lot Access
- + Drive Thru Canopy
- + Only 2 Blocks from Courtsquare

Building

- + 23,614 SF Total
- + 87% Office
- + 13% Warehouse
- + Brick and Block Construction
- + Concrete Slab Floors (Upper & Lower)
- + Built in 1972 (Addition in 1989)



Demographics

	1 Mile	3 Miles	5 Miles
2017 Population	5,650	17,634	30,704
Households	2,281	7,261	12,367
Avg. HH Income	\$38,282	\$43,217	\$45,109
Med. HH Income	\$25,678	\$31,894	\$34,904

Traffic Counts

Graham Street at Patton Av	5,200	AADT 2012
Dekalb Street at Graham St	15,000	AADT 2015

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