



SHELBY, NC

1237 E DIXON BLVD

1.5 ACRES AVAILABLE



PROJECT
DETAILS

AVAILABLE SPACE

1.5 Acres

TRAFFIC COUNTS

37,000 ADT on E Dixon Blvd

PROPERTY HIGHLIGHTS

- Freestanding second generation restaurant available immediately (5,973 SF)
- Strong visibility from E Dixon Blvd (37,000 ADT)
- Ample parking surrounding the building
- Premise centrally located within the retail corridor
- Adjacent to brand new Longhorn Steakhouse

LEASE RATE

Call to discuss

COUNTY

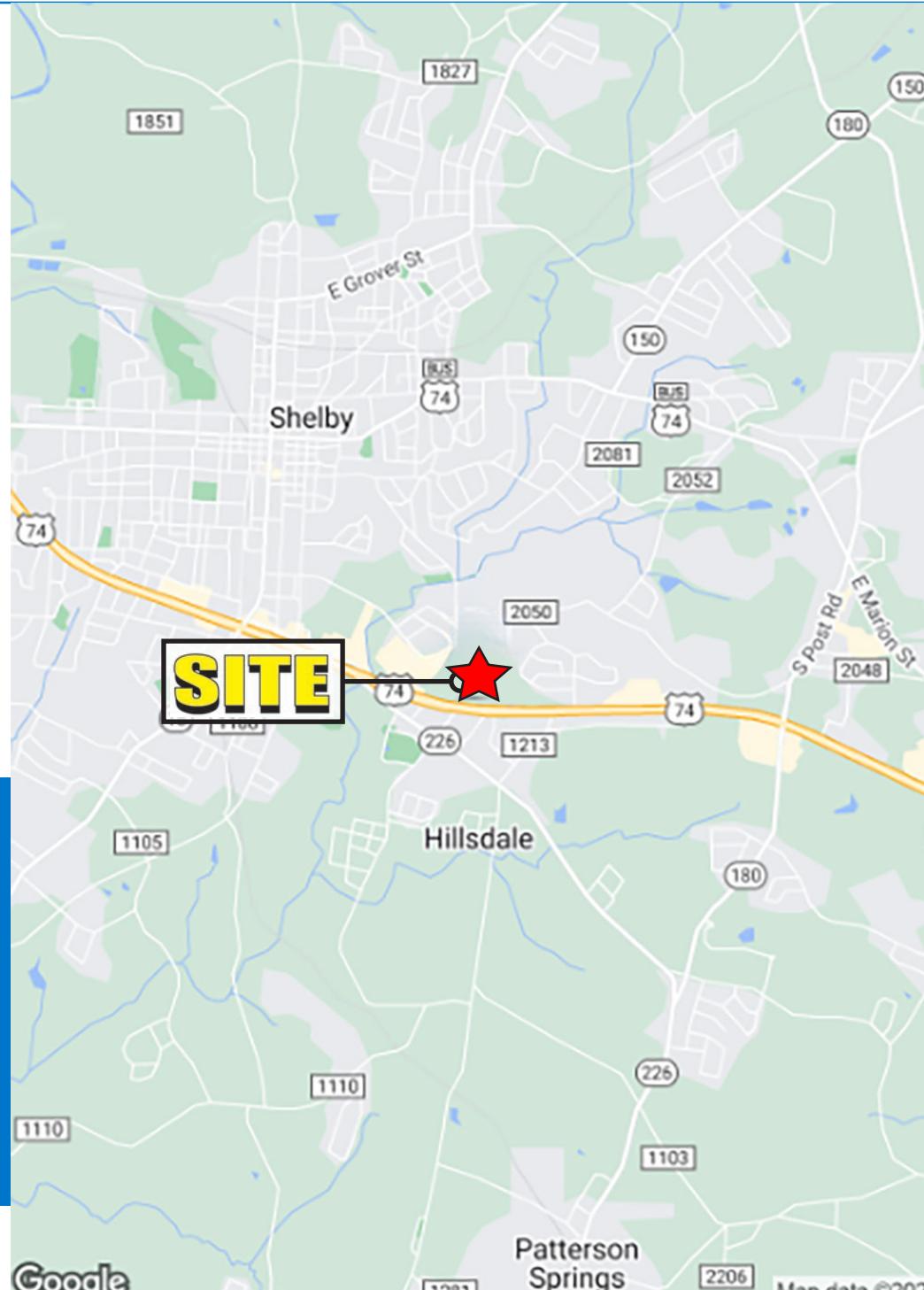
Cleveland

MARKET

Shelby

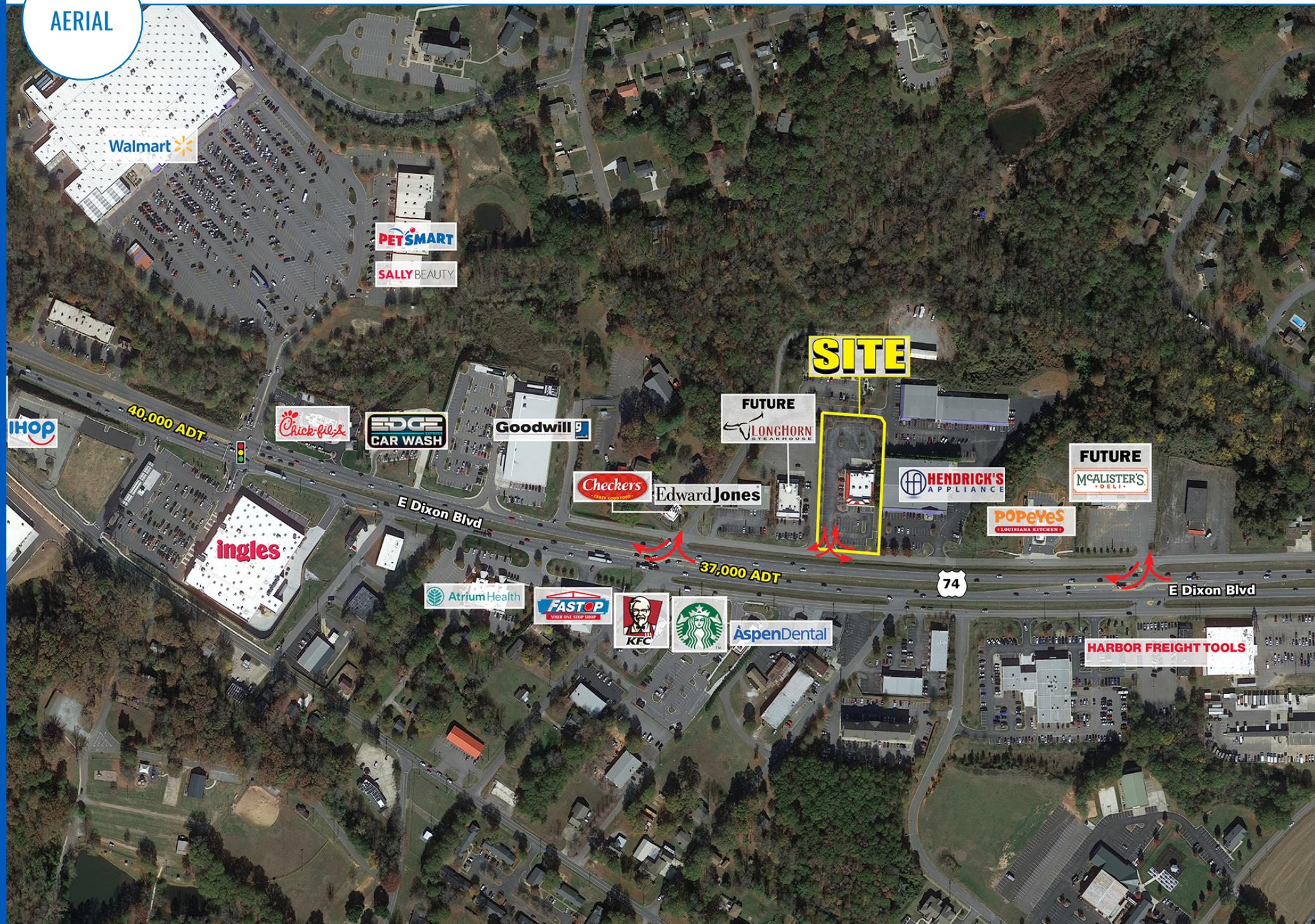


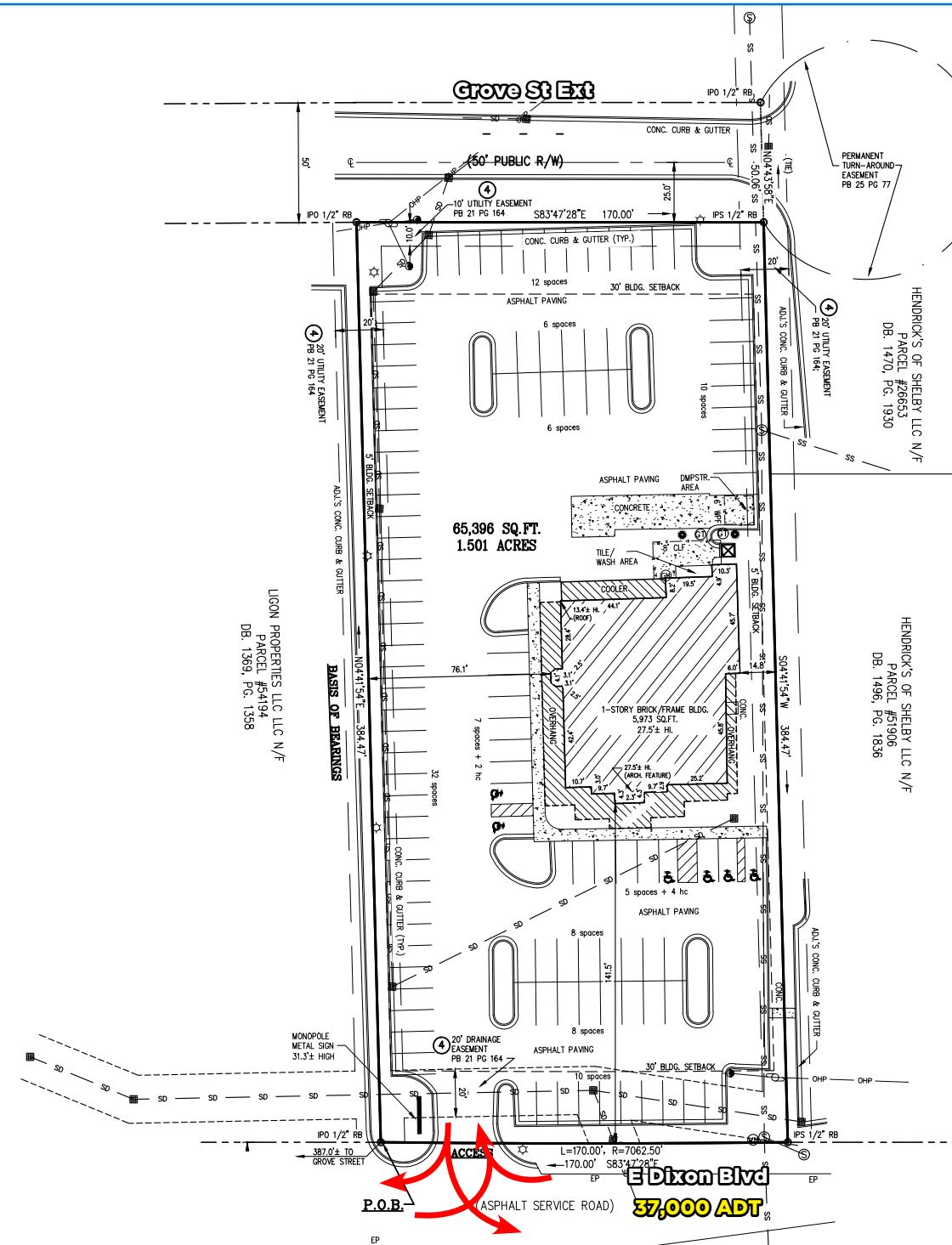
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,767	7,991	10,859
TOTAL POPULATION	8,597	19,019	26,277
MEDIAN HH INCOME	\$37,446	\$41,285	\$43,722



1237 E DIXON BLVD • 1.5 ACRES AVAILABLE • RETAIL

AERIAL







NORTH CAROLINA

SHELBY

Affectionately known as the “City of Pleasant Living”, Shelby is located at the confluence of the beautiful rolling foothills of the Blue Ridge Mountains and the bustling Metrolina region of the Carolinas. Our proximity allows us easy, convenient access to two international airports - Charlotte-Douglas, a short 50 minute drive and Greenville-Spartanburg, a quick hour and 15 minute drive just over the South Carolina state line. The pleasant village Shelby features several spectacular spots such as Lake Wylie perfect for exploring or Crowders Mountain ideal for recreational activities; locals gather yearly at the remarkable FallFest celebrating local culture with music and art. Living in Shelby offers residents a sparse suburban feel and most residents own their homes. In Shelby there are a lot of parks. Many families and young professionals live in Shelby and residents tend to have moderate political views. The public schools in Shelby are above average.



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