



# Shelby Plaza

1641 E. Dixon Blvd | Shelby, NC 28150



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# Shelby Plaza

## Property Overview

### PROPERTY FEATURES

- +/- 26,000 SF available (Former Tractor Supply Co.)
- Three outparcels available for sale
- Ideally situated on Hwy 74 in the heart of Shelby's main retail corridor
- Great visibility from Hwy 74
- Close proximity to the Cleveland Mall and Walmart Supercenter
- Nearby retailers/restaurants include Big Lots, Hobby Lobby, Bojangles, Marshalls, Burkes, Belk, Dunham's Sports, Zaxby's, Starbucks, Popeye's, Chick-fil-A, PetSmart, Walgreens, Lowe's Home Improvement, Ingles

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	2,355	22,235	37,516
Projected Pop.	2,353	22,354	37,920
Households	996	9,413	15,595
Avg HH Income	\$104,898	\$75,099	\$79,729

### TRAFFIC COUNTS

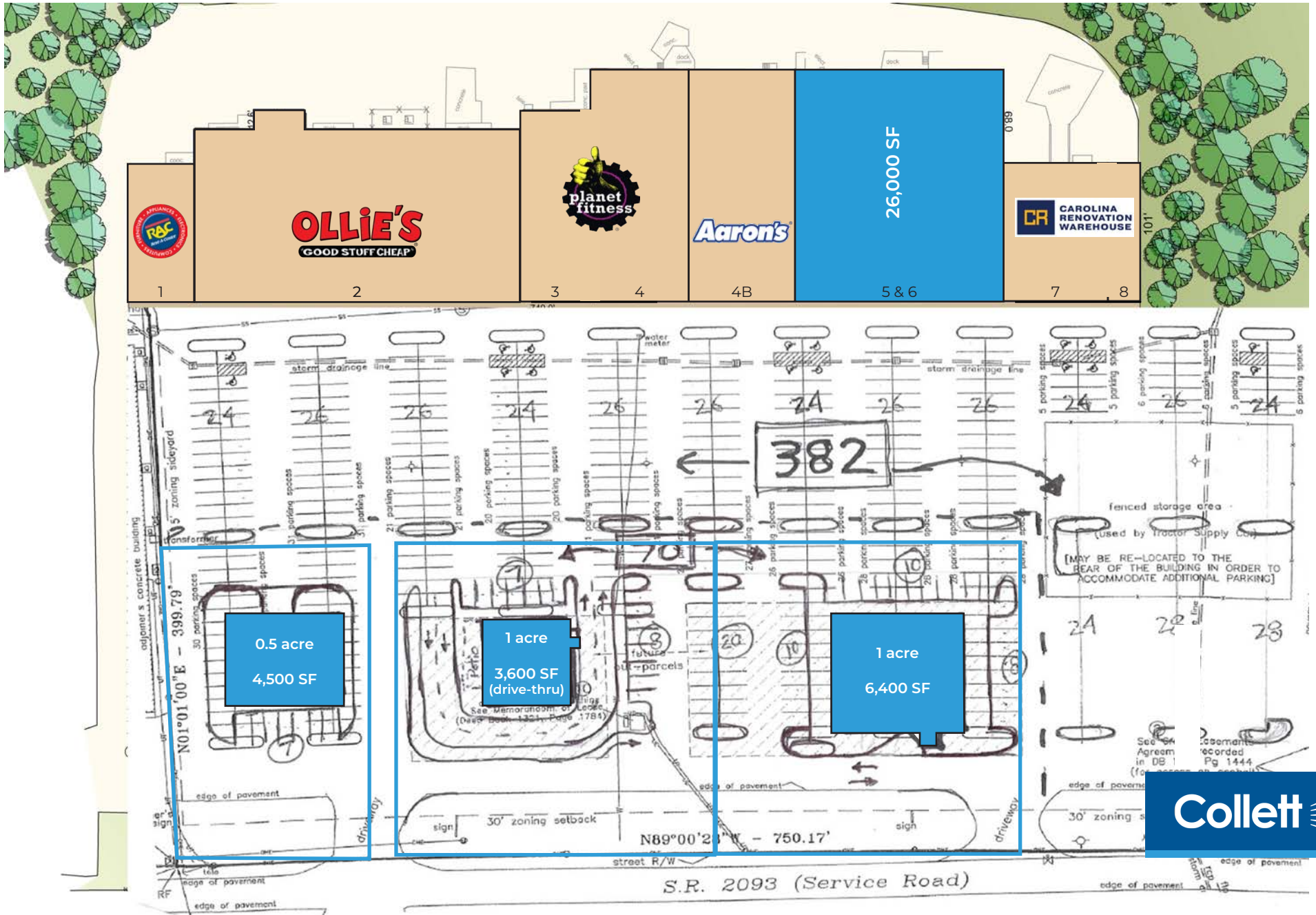
Hwy 74	39,226 VPD
S. Post Rd	11,316 VPD





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## Site Plan





# Shelby Plaza

Aerial

