

±113,920 SF Available

- Immediate availability
- Small shop and box opportunities
- Site is located at the intersection of Hwy 180 and US Route 74 (39,000 ADT)
- Tremendous opportunity for grocery, value retail & large fitness
- Other nearby retailers include Marshall's, Belk, Lidl, Walmart and Lowe's

2017 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	17,680	36,368	52,073
Med HH Income	\$35,494	\$37,463	\$39,522




Davis Kirby


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\$37,463
 MED HH INCOME
 IN 3 MILE RADIUS


39,000
 ADT ON STATE
 US ROUTE 74

SITE
Bargain Hunt
HOBBY LOBBY

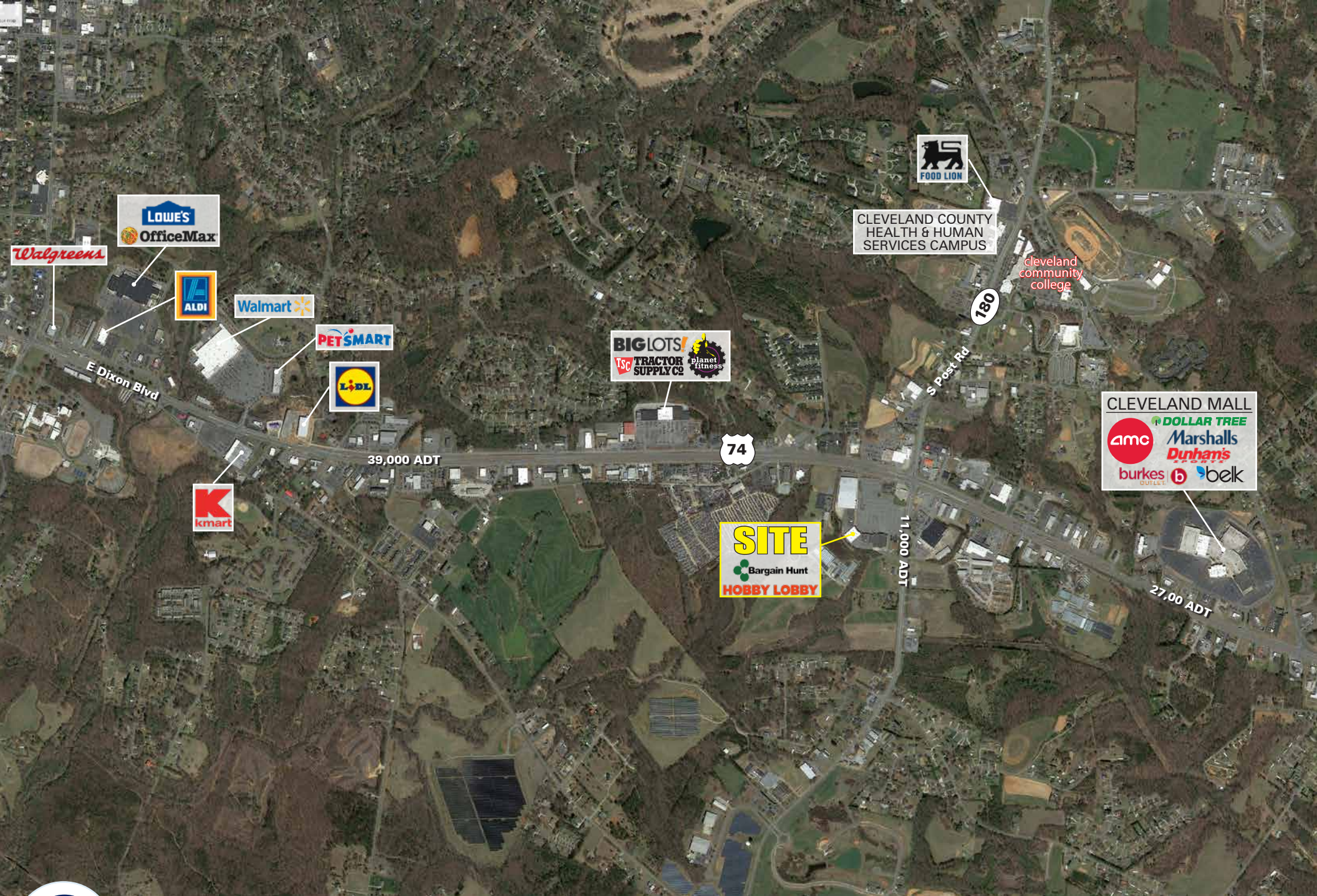
39,000 ADT

Waffle House

27,000 ADT

Nissan of Shelby

11,000 ADT



SHELBY, NC

Shelby Marketplace

MARKET AERIAL

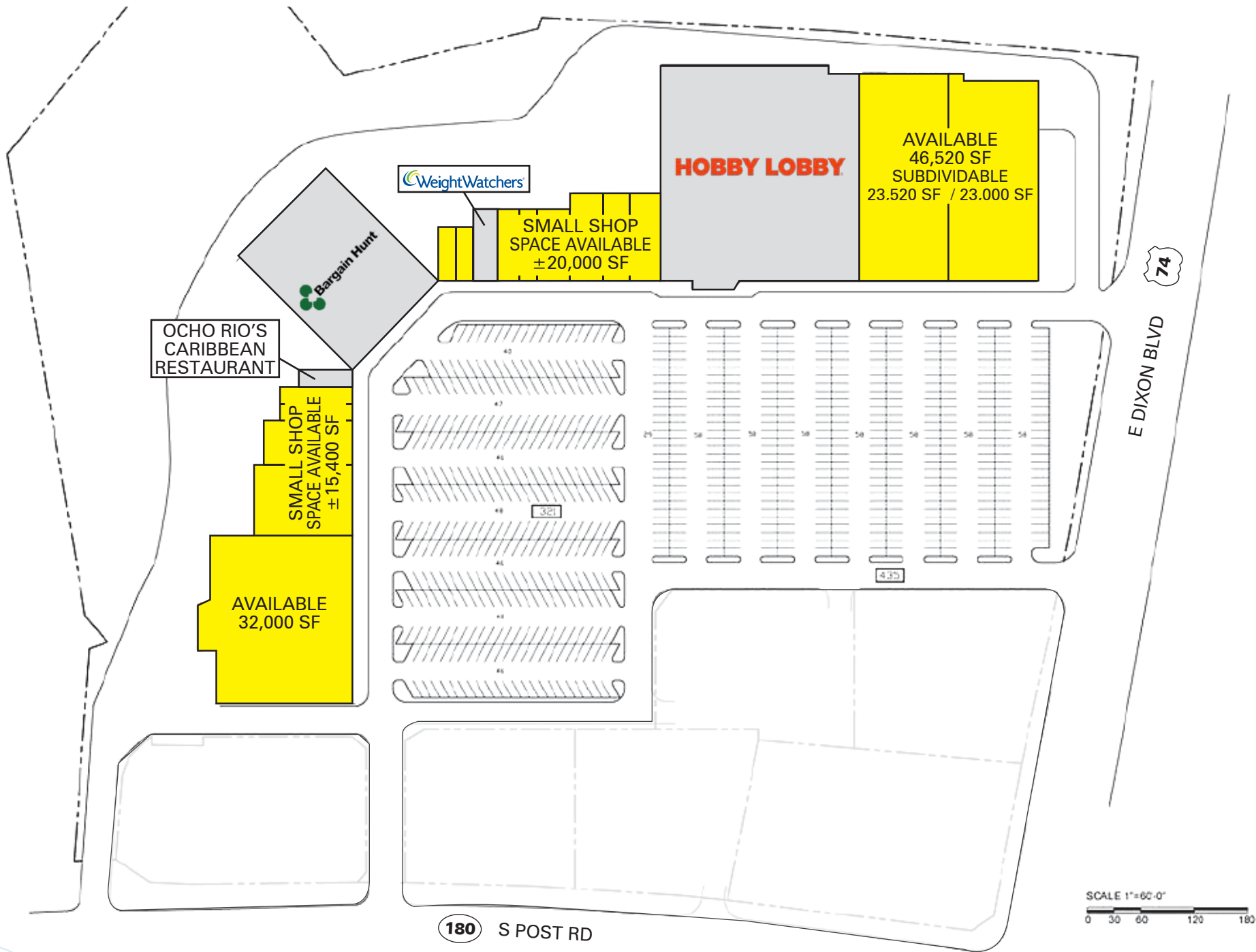
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SHELBY, NC

Shelby Marketplace

SITE PLAN

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SHELBY, NC

Shelby Marketplace

CO-TENANT - HOBBY LOBBY

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