

FOR LEASE *High-Visibility Auto Dealership & Service Center*

A Prime Location in Shelby's Emerging Growth Corridor | Highway 74



325 W Dixon Blvd., Shelby, NC 28152



JOE NGUYEN - MBA
Trulantic kw Commercial SouthPark

(980) 242-6596 | TrulanticCRE@gmail.com
Your Trusted Real Estate Advisor

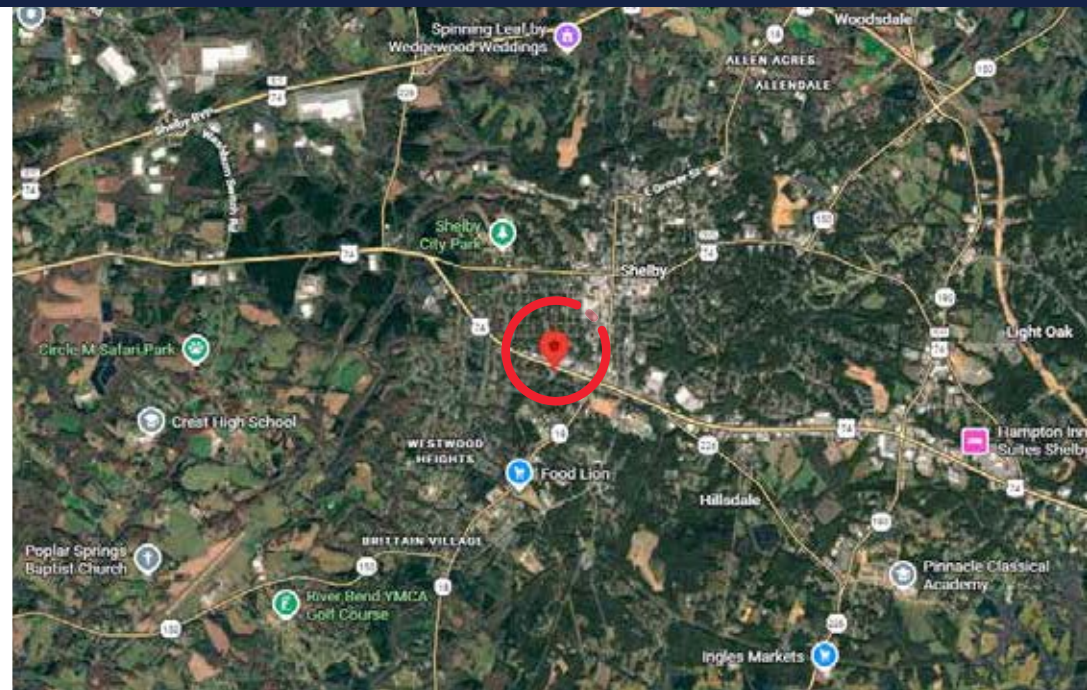
Position Your Business in Shelby's Expanding Market

For Lease: \$16.50/SF Base | NNN \$2/SF | Over 13,000 Square Feet

SHELBY, NORTH CAROLINA

Shelby continues to emerge as one of Western North Carolina's most promising growth markets, driven by expanding population, new business investment, and a strategic location along the Highway 74 corridor connecting the Charlotte region to the foothills and mountains of North Carolina. Cleveland County benefits from a diverse economic base that includes advanced manufacturing, healthcare, logistics, automotive suppliers, and agriculture, while maintaining a business-friendly environment and affordable cost of living. The continued expansion of the Catawba Two Kings Casino Resort, along with new hotels, restaurants, entertainment venues, and supporting commercial development, is generating increased tourism, job creation, and consumer spending throughout the region. With ongoing investment in infrastructure, residential growth, and economic development initiatives, Shelby offers outstanding opportunities for businesses seeking visibility, expansion, and long-term growth in a rapidly evolving market.

Showroom/Office	(+/-) 6,208 Square Feet
Service Garage	(+/-) 6,888 Square Feet
Road Frontage	392 Feet
Traffic Counts	38,357 Vehicles Per Day
Zoning	GB



DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Population	16,384	37,775	80,239
Household Income	\$75,455	\$80,515	\$83,774
Daytime Employment	11,568	22,481	28,802
Consumer Spending	\$166M	\$424M	\$936M

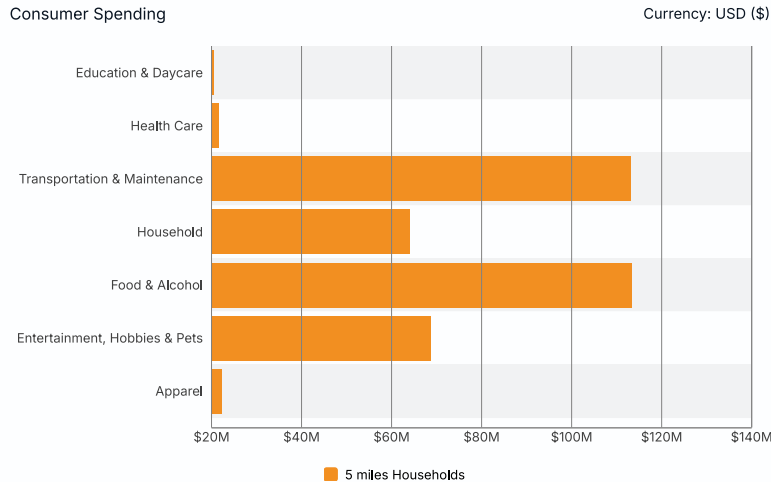


JOE NGUYEN - MBA
Trulantic kw Commercial SouthPark

(980) 242-6596 | TrulanticCRE@gmail.com
Your Trusted Real Estate Advisor

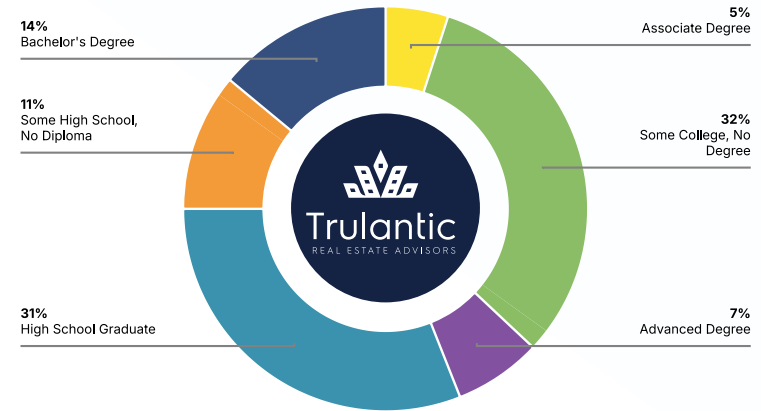
325 W Dixon Blvd., Shelby, NC 28152

A Premier Destination for Growth, Investment, and Opportunity



© 2026 CoStar Realty Information Inc.

Educational Attainment



Shelby Continues to Attract New Residents and Investment

- Growing Western North Carolina market with direct Highway 74 access
- Expanding population, tourism, and consumer spending
- Economic growth fueled by the Catawba Two Kings Casino Resort & new development
- Diverse economy supported by manufacturing, healthcare, logistics, & retail
- Business-friendly environment with affordable operating costs
- Strategic location between Charlotte and Western North Carolina

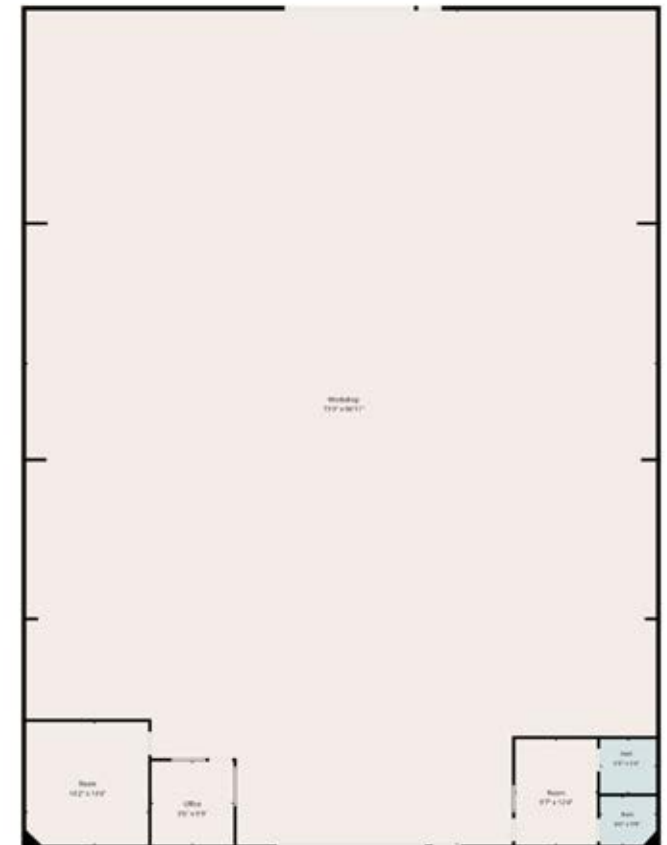
Showroom and Garage on 4.50 Acres Auto Dealership

Turnkey Auto Dealership with Service Garage | Over 13,000 Square Feet

SHOWROOM & OFFICES - 6,208 Square Feet



GARAGE - 6,888 Square Feet



Ample Space Accommodates Up to 250 Vehicles
Two-Story Showroom with Additional Offices on the Second Floor

Prime Highway Frontage Auto Dealership & Service Garage

Growing Community, Expanding Business Opportunities, and Consumer Spending



Available For Lease 325 W Dixon Blvd., Shelby, NC 28152

Business Growth Continues Along Highway 74 in Shelby, North Carolina



JOE NGUYEN - MBA
kw Commercial SouthPark
(980) 242-6596
TrulanticCRE@gmail.com



KARL ISHAM
kw Commercial SouthPark
(980) 833-3868
karlisham@kw.com