

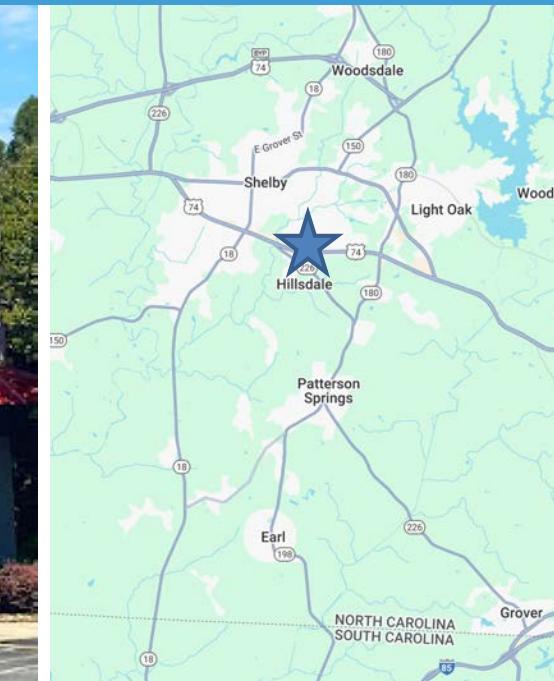
1237 E DIXON BLVD

SHELBY, NC 28152

FOR SALE

NS New South Properties
NEWSOUTHPROP.COM

± 5,931 SF FREESTANDING SECOND GENERATION RESTAURANT SPACE AVAILABLE



PROPERTY HIGHLIGHTS

- ± 5,931SF freestanding second generation restaurant available
- ± 1.5 acres of land
- Well-appointed dining area, fully equipped commercial kitchen, and welcoming bar
- Strong visibility on E Dixon Blvd with over 33,000 VPD
- Ample on-site parking surrounding the building
- Centrally located within Shelby's primary retail corridor
- Surrounded by established, high-traffic businesses
- Adjacent to newly opened LongHorn Steakhouse, driving additional traffic

ASKING PRICE: \$1,500,000

BROKER CONTACT

WILLIAM BUCHANAN
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wbuchanan@newsouthprop.com

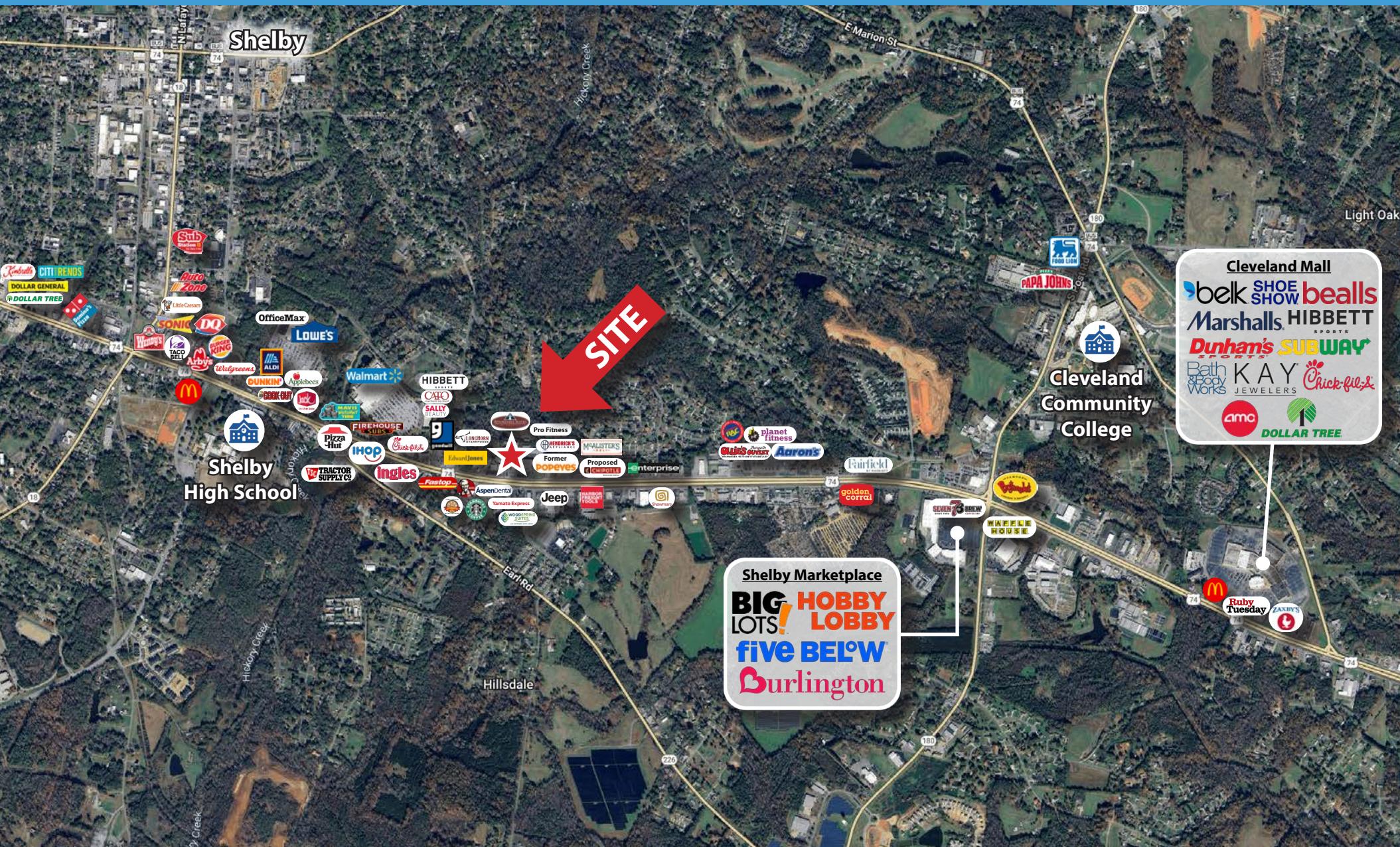


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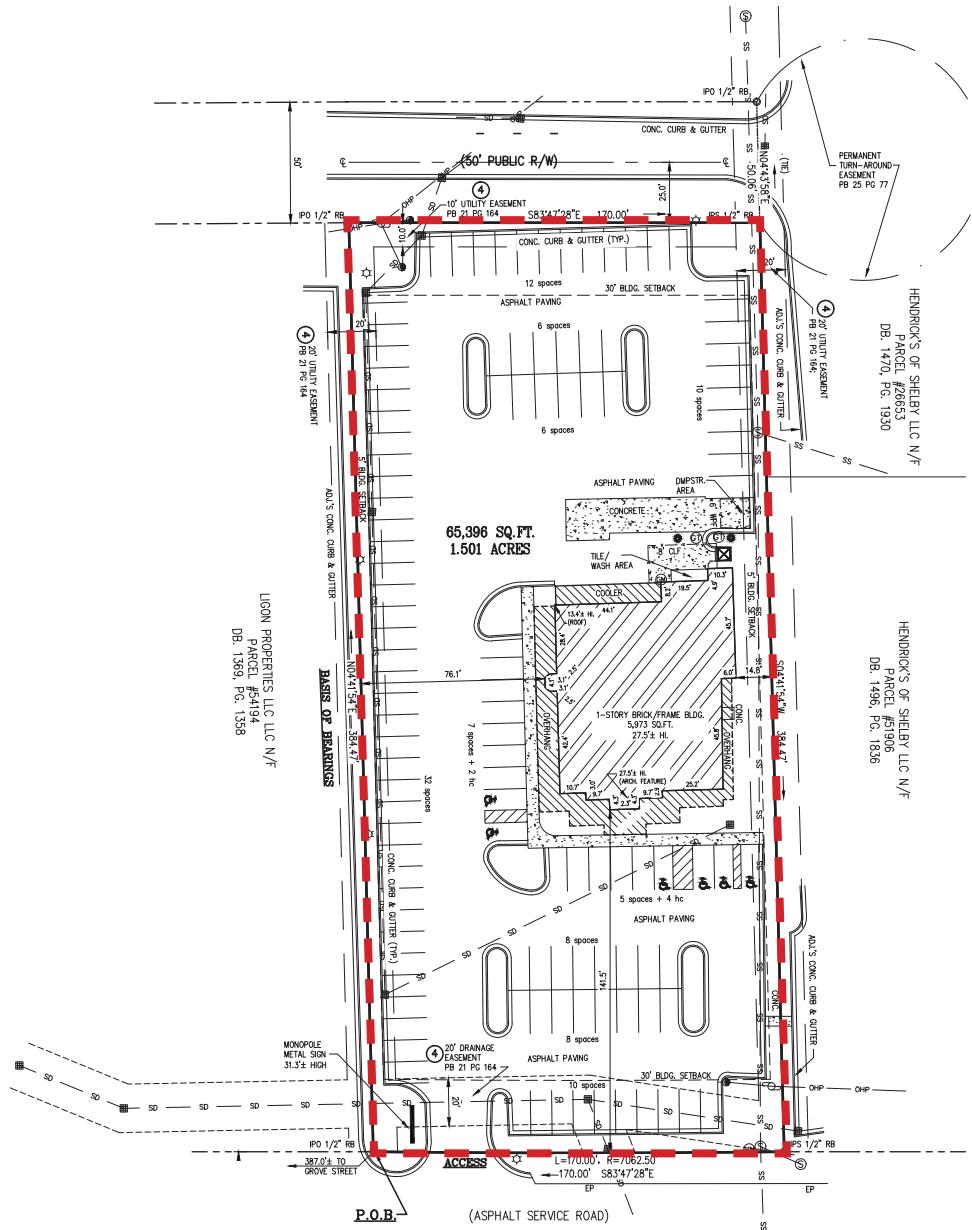
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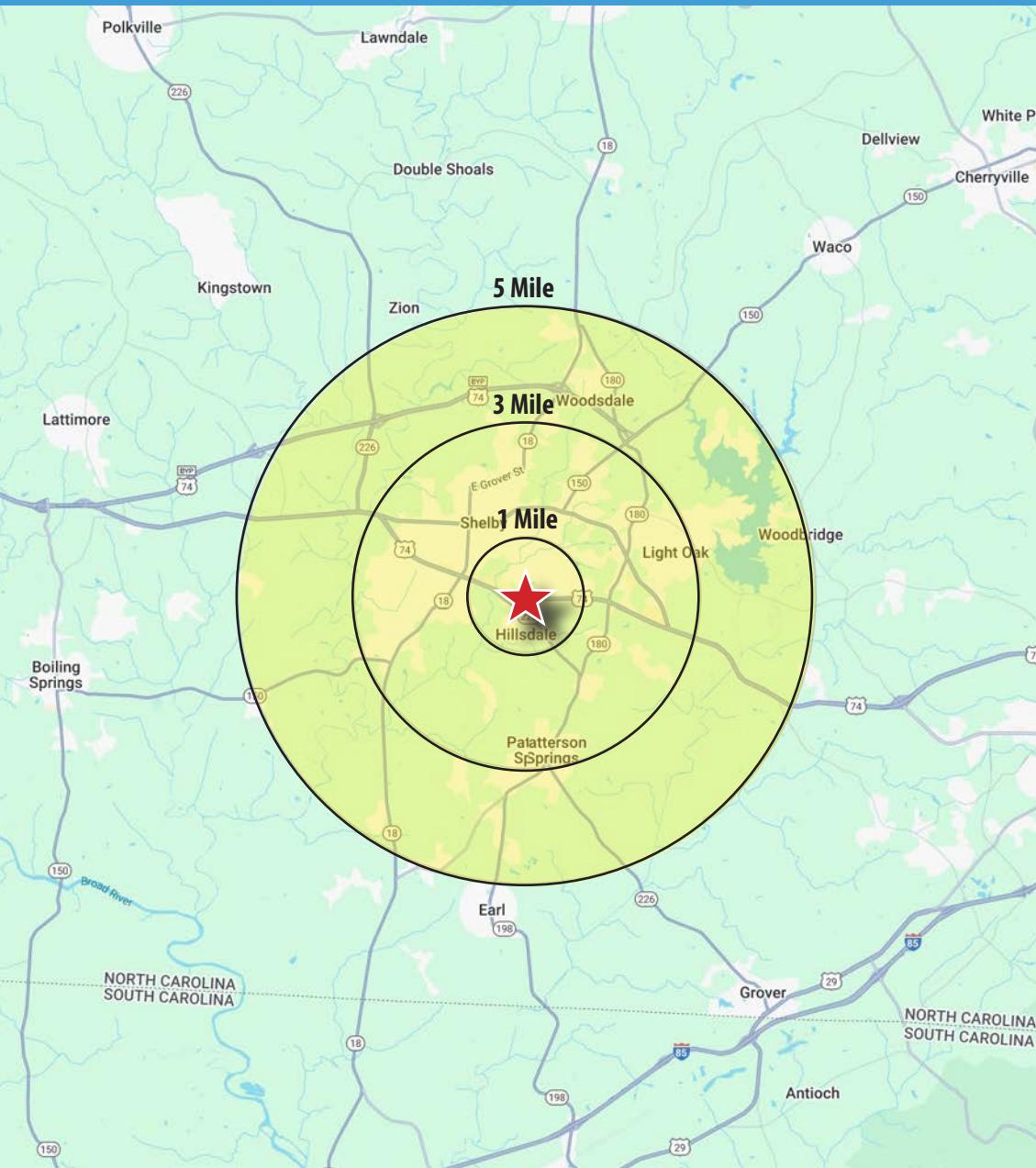


SHELBY, NC - CLEVELAND COUNTY

Shelby, NC is a growing regional market positioned along the high-traffic US-74 corridor between Charlotte and Asheville, offering strong commercial fundamentals and long-term opportunity. Serving a trade area of more than 350,000 residents, the city benefits from over \$65 million in public investment driving the revitalization of Uptown Shelby into a vibrant retail and cultural destination. With a diverse industrial base anchored by major employers, a steady workforce, and excellent visibility to both local consumers and mountain-bound travelers, Shelby provides a pro-growth environment with a competitive cost of doing business.



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POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimated Population	3,258	25,001	38,016
2030 Projected Population	3,240	25,304	38,538
Projected Annual Growth (2025-2030)	-18 (-0.1%)	303 (+0.2%)	522 (+0.3%)
HOUSEHOLDS			
2025 Estimated Households	1,393	10,452	15,703
2030 Projected Households	1,384	10,573	15,911
HOUSEHOLD INCOME			
2025 Estimated Average Household Income	\$90,061	\$73,067	\$78,508
BUSINESSES			
2025 Estimated Total Businesses	225	1,396	1,685
2025 Estimated Total Employees	2,036	14,750	18,117



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Rooted in the Carolinas

Commercial Real Estate Services



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