



# 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

### DRIVE TIME DEMOGRAPHICS

	10 min	15 min	20 min
Population	28,650	46,406	76,639
Projected Pop.	28,940	47,239	78,559
Households	11,968	19,081	30,900
Avg HH Income	\$70,136	\$74,846	\$78,101

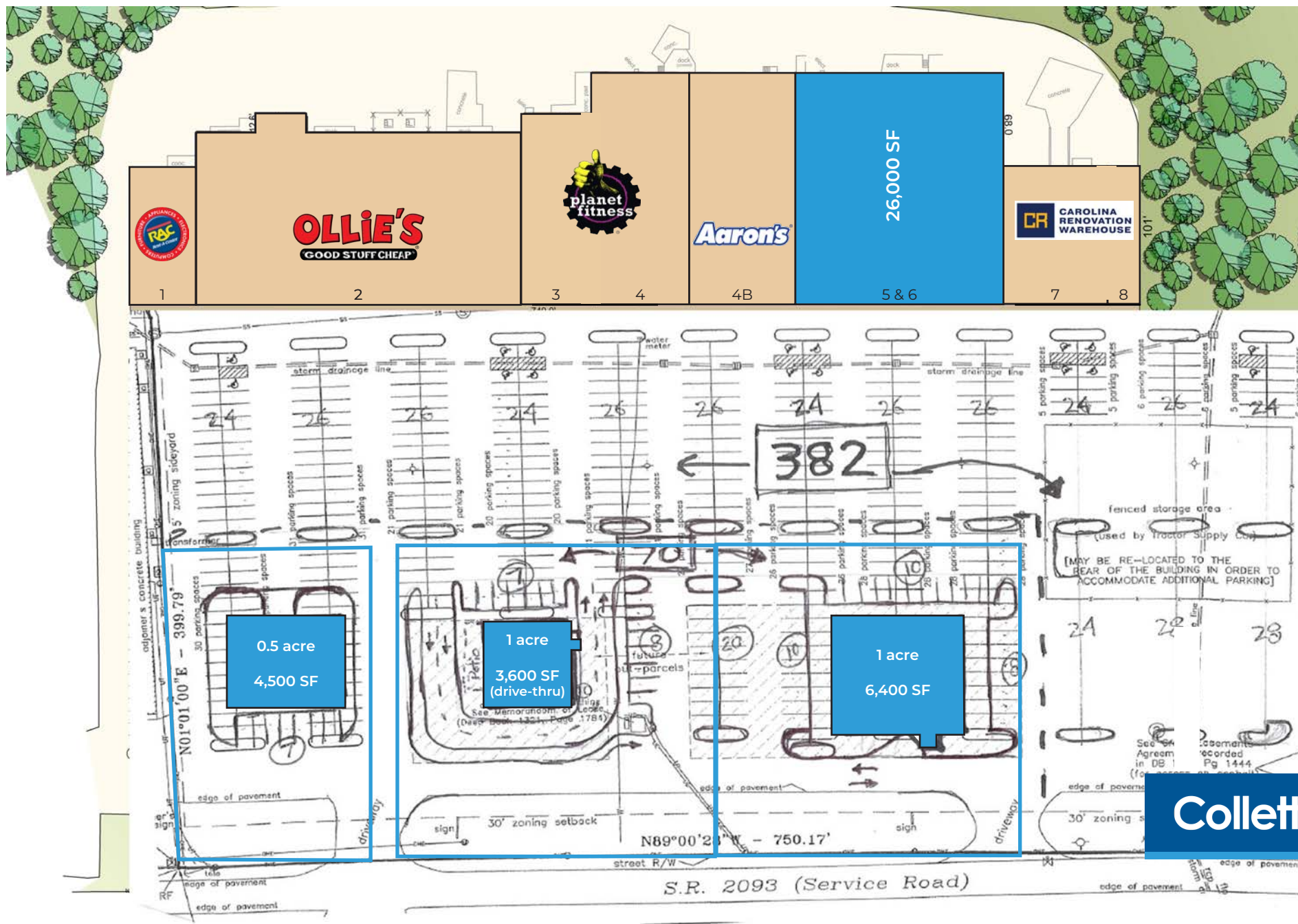
### TRAFFIC COUNTS

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



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## Site Plan



# Shelby Plaza

## Aerial

