

Retail Space for Lease + 3x Available Outparcel Sites

Shelby Marketplace

1730 E. Dixon Boulevard, Shelby, NC 28152

Big Lots Now Open!



BVB BELK
PROPERTIES

204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 www.bvbproperties.com

Property Overview

- This highly visible 197,000 SF neighborhood shopping center is located at the intersection of Highway 180 and US 74 (E Dixon Blvd) in Shelby, NC.

- Shelby Marketplace is currently receiving a thorough redevelopment consisting of substantial renovations & cosmetic improvements.

55k SF Hobby Lobby anchor

25k SF Bargain Hunt anchor

47k SF Big Lots coming Q3 2021

New LED lighting throughout entire property

Vanilla shell renovation of vacancies in progress

- Located in the area's primary retail, dining, entertainment and automotive corridor.

- Just 1.1 miles from the Cleveland County Fairgrounds, 1.5 miles from Cleveland Mall, 3.5 miles from the Don Gibson Theatre & 3.9 miles to the Earl Scruggs Center.

- Available spaces are 1,200 SF minimum and 32k SF (co-anchor) maximum.

- ABC Store, gas station and a bank building occupy the center's outparcels.

- 3 potential outparcel sites remain (.85 AC, .83 AC & .78 AC)

- Daily traffic count along E Dixon Blvd is 32,300 cars/day.

- Nissan of Shelby just built a new dealership across the street.





Shelby Marketplace Outparcels

Outparcel #1	.78 AC	Available
Outparcel #2	.83 AC	Available
Outparcel #3	.85 AC	Available

Outparcels & Nearby Retail at Shelby Marketplace

Suite	Sq Ft
1732	4,000
1736	3,000
1738	4,800
1742	2,000
1744	2,000
1746	1,200

SITE DATA

NAME	CURRENT AREA
TENANT C	55,000 SF
TENANT E	32,000 SF
TENANT D	25,200 SF
TENANT B	23,520 SF
TENANT A	23,000 SF
SHOPS A	18,200 SF
SHOPS B	21,200 SF
TOTAL RETAIL	185,100 SF
TOTAL PARKING	756 SPACES
PARKING RATIO	4.08

4,800 SF

Big Lots Now Open!



LEASING SITE PLAN
FOR

5,000 SF

MARKET PLACE

8,470 SF

EVARD

SHELBY, NORTH CAROLINA 28152

**Proposed 8,000 SF demised
former grocery anchor**

Shops A
15,400 SF



PROPOSED 25k



OUT-PARCEL A
.78 ACRES
\$575,000

OUT-PARCEL B
.83 ACRES
\$675,000

OUT-PARCEL C
.85 ACRES
\$525,000



E. DIXON BLVD. (HWY 74)

S. POST RD. (HWY 180)

SITE PLAN

SCALE 1"=60'-0"

**BVBELK
PROPERTIES**

Additional Views of Property



All vacancies are renovated & move-in ready



Available 32k SF Co-Anchor Endcap w/ new LED lighting



CosmoProf Opening Soon



25k SF Bargain Hunt & pizza restaurant now open

Outparcel Survey

MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE REVIEW OFFICER

Minor Plat Approval

I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public streets or any change in existing public streets, that the subdivision shown is in all respects in compliance with the City of Shelby Unified Development Ordinance, and that therefore this plat has been approved by the Shelby Community Director, subject to its being recorded in Office of the Register of Deeds within thirty days of the date below

Community Development Director

Date

Certificate of Ownership (Minor)

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION JURISDICTION OF THE CITY OF SHELBY, AND THAT I (WE) FREELY ADOPT THIS PLAN OF SUBDIVISION. I (WE) FURTHER CERTIFY THAT THE RESIDUAL TRACT ON THIS PLAN CANNOT BE FURTHER SUBDIVIDED USING THE MINOR SUBDIVISION PLAT APPROVAL PROCESS WITHIN TWO YEARS OF THE DATE OF RECORDATION.

OWNER

DATE

LEGEND

- EXISTING IRON
- IRON REBAR SET
- MAIL NAIL SET
- △ FIRE HYDRANT
- CATCH BASIN
- UTILITY POLE
- SEWER FORCE MAIN
- OVERHEAD UTILITY LINE

BVD PROPERTIES, INC.
(424-947)

REF: PG 17 PG 15
" PARKING LOT "

SITE DATA

- TOTAL NUMBER OF LOTS = 2
- WATERSHED DISTRICT = NONE
- A DRAINAGE AND UTILITY EASEMENT IS HEREBY GRANTED FOR THE EXISTING DRAINAGE STRUCTURES AND EXISTING UTILITIES LINES AND STRUCTURES. THE WIDTH OF EASEMENT IS TO BE DETERMINED BY CURRENT OWNER - BVD PROPERTIES, INC.
- PROPERTY IS ZONED - C2
- MINIMUM BUILDING SETBACKS AS FOLLOWS:
FRONT - 30' SIDE - 5' REAR - 0'

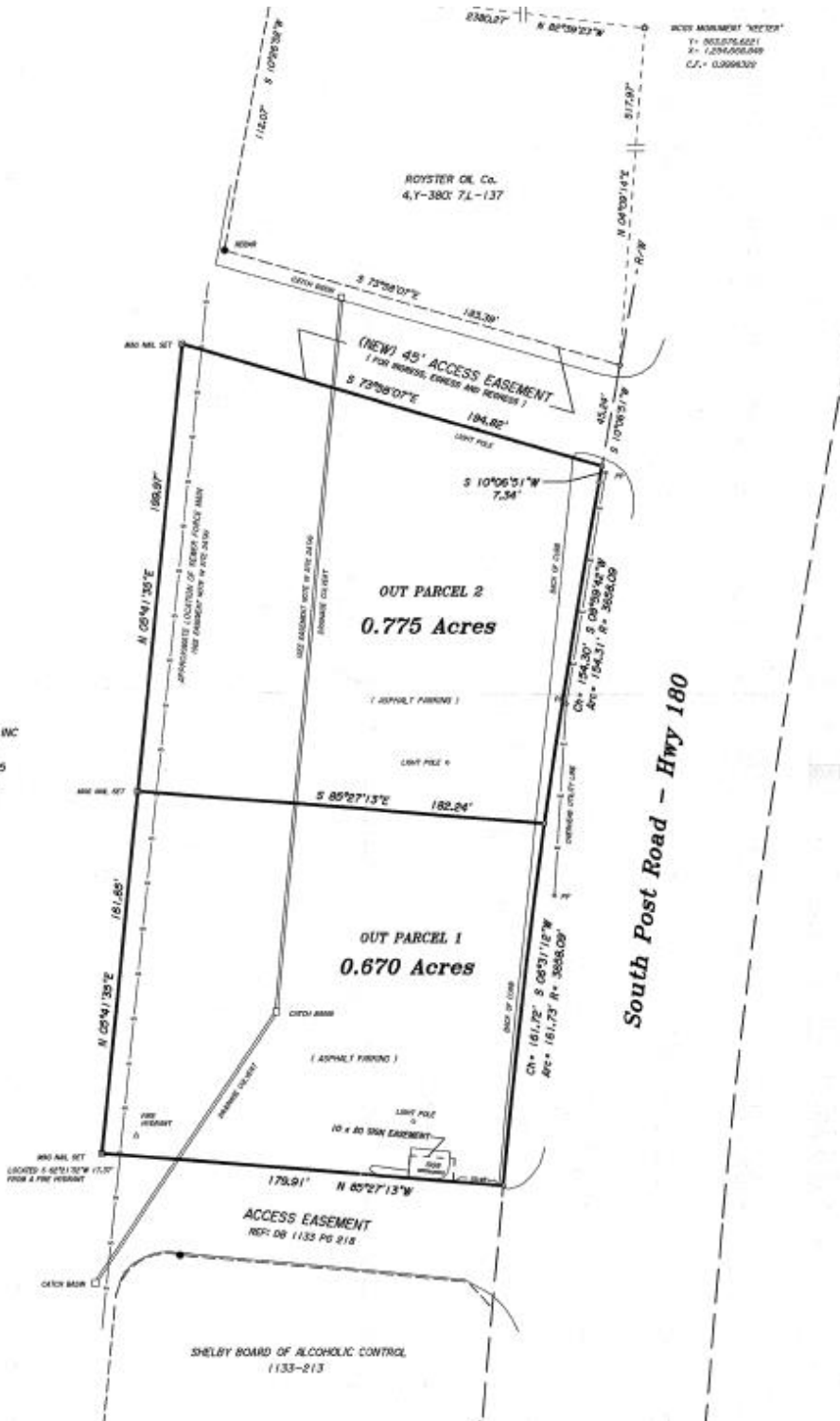
THIS IS TO CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

[Signature]
REGISTER

I, T. SCOTT BANKHEAD, certify that this plat was drawn from an actual field survey performed under my direction (Note deed referenced) in title block 3; that the boundaries not surveyed are indicated by dashed lines; that the scale of precision is 1" = 10,000', and that this plat was prepared in accordance with GS 47-30 as amended. Witness my original signature, license number and seal this

9th Day of Jan 2008

Professional Land Surveyor - License No. 1-50071



SITE

VICINITY SKETCH

GENERAL NOTES

- IRONS AT ALL CORNERS UNLESS OTHERWISE NOTED
- AREA CALCULATED BY COORDINATE COMPUTATION
- PROPERTY SHOWN HEREON MAY BE SUBJECT TO EASEMENTS OF RECORD OR UNRECORDED EASEMENTS
- UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED
- NO FEATURES (BUILDINGS, UTILITIES, ETC.) LOCATED EXCEPT THOSE SHOWN HEREON
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL DISTANCES
- COPYRIGHT © BANKHEAD SURVEYING, PA
- ALL RIGHTS RESERVED. REPRODUCTION OR USE OF THE CONTENTS OF THIS DOCUMENT, OR ADDITION OR DELETION TO THIS DOCUMENT IN PART OR WHOLE WITHOUT WRITTEN CONSENT OF THE LAND SURVEYOR IS PROHIBITED.
- IF THIS MAP DOES NOT HAVE AN ORIGINAL SIGNATURE IT IS NOT VALID
- THIS MAP IS FOR THE EXCLUSIVE USE OF THE ORIGINAL PURCHASER OF THIS SURVEY AND IS NOT TRANSFERABLE.

REFERENCE

- EASEMENT FOR WATERS, EGRESS, WATER, SEWER AND STORM DRAINAGE DEED BOOK 1133 PAGE 218

OWNER & MINOR SUBDIVISION FOR

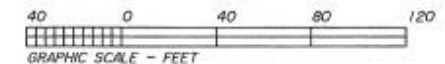
BVD Properties, Inc.

DEED REF: DEED 1424 PAGE 947

TWSP# 6 CLEVELAND COUNTY, N.C.

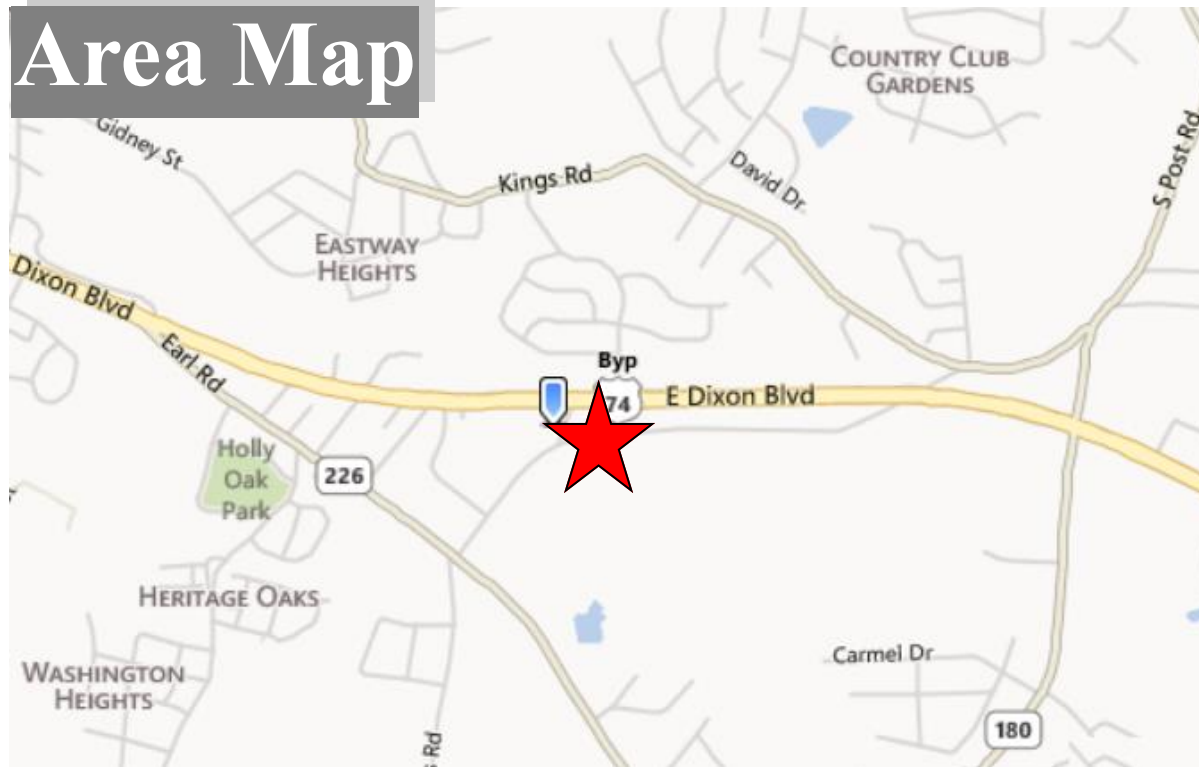
TAX MAP REF: 6-48-2-2

SCALE 1" = 40' DATE 01/09/08



SURVEY BY
BANKHEAD SURVEYING, PA
1203 EAST MARION ST, SUITE 1
SHELBY, N.C. 28150
(704) 481-1040

Area Map



SHELBY MARKETPLACE REDEVELOPMENT SUMMARY

Property Highlights

- 197,787 SF redeveloped retail center w/ new Hobby Lobby, Bargain Hunt & Big Lots (coming Q3 2021). One remaining 32k SF anchor box & several inline opportunities.
- Currently undergoing major renovation & redevelopment
- New LED lighting throughout property
- In the area's primary retail corridor
- Located less Than 1 Mile from Cleveland Mall

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SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.2709/-81.4995

1730 E Dixon Blvd
Shelby, NC 28152

RS1

	1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION				
2020 Estimated Population	1,567	16,728	34,848	88,480
2025 Projected Population	1,574	17,193	35,888	91,804
2010 Census Population	1,630	16,804	35,357	89,508
2000 Census Population	1,590	17,643	35,813	87,800
Projected Annual Growth 2020 to 2025	-	0.6%	0.6%	0.5%
Historical Annual Growth 2000 to 2020	-	-0.3%	-0.1%	-
2020 Median Age	42.2	41.6	41.9	40.5
HOUSEHOLDS				
2020 Estimated Households	705	7,270	15,128	37,093
2025 Projected Households	683	7,197	15,015	36,737
2010 Census Households	695	6,966	14,553	35,154
2000 Census Households	616	7,008	14,256	33,735
Projected Annual Growth 2020 to 2025	-0.6%	-0.2%	-0.1%	-0.2%
Historical Annual Growth 2000 to 2020	0.7%	0.2%	0.3%	0.5%
RACE AND ETHNICITY				
2020 Estimated White	65.8%	59.2%	62.9%	72.2%
2020 Estimated Black or African American	28.4%	35.5%	31.9%	22.5%
2020 Estimated Asian or Pacific Islander	2.4%	1.2%	1.2%	1.3%
2020 Estimated American Indian or Native Alaskan	0.2%	0.4%	0.3%	0.3%
2020 Estimated Other Races	3.2%	3.7%	3.8%	3.7%
2020 Estimated Hispanic	4.6%	4.1%	4.1%	3.8%
INCOME				
2020 Estimated Average Household Income	\$63,333	\$58,687	\$60,010	\$57,420
2020 Estimated Median Household Income	\$46,178	\$41,441	\$43,147	\$45,215
2020 Estimated Per Capita Income	\$28,573	\$25,829	\$26,241	\$23,938
EDUCATION (AGE 25+)				
2020 Estimated Elementary (Grade Level 0 to 8)	3.3%	4.7%	4.9%	4.4%
2020 Estimated Some High School (Grade Level 9 to 11)	9.0%	12.1%	11.0%	10.5%
2020 Estimated High School Graduate	29.8%	33.2%	33.3%	33.8%
2020 Estimated Some College	20.9%	17.0%	19.1%	21.0%
2020 Estimated Associates Degree Only	9.1%	10.5%	10.8%	11.4%
2020 Estimated Bachelors Degree Only	16.1%	13.6%	13.1%	11.6%
2020 Estimated Graduate Degree	11.9%	8.9%	7.8%	7.4%
BUSINESS				
2020 Estimated Total Businesses	247	1,372	1,970	3,341
2020 Estimated Total Employees	2,884	12,956	18,118	33,568
2020 Estimated Employee Population per Business	10.9	9.4	9.2	10.0
2020 Estimated Residential Population per Business	6.4	12.2	17.7	26.8

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation.