

Retail Space for Lease + 2x Available Outparcel Sites

Shelby Marketplace

1730 E. Dixon Boulevard, Shelby, NC 28152



BVB BELK
PROPERTIES

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

13.6k SF of Kintegra Family Medtail
New LED lighting throughout entire property

Vanilla shell renovation of vacancies completed

• 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 new dealership across S Post Rd.



Sample "vanilla shell" retail space with new paint, carpet, & lighting





Nearby Retail at Shelby Marketplace

Available Spaces

| Suite | Sq Ft |
|-------|-------------|
| 1736 | 3,000 (MTM) |
| 1738 | 4,800 |
| 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 |

2,000 SF Available

4,800 SF Available

1,200 SF Available



Thai Restaurant

TENANT D
25,200 SF



22k SF Anchor Coming Soon

10k SF junior Anchor Coming Soon

OUT-PARCEL C
.85 ACRES



Available for Lease

A.B.C. LIQUOR STORE

OUT-PARCEL A
.78 ACRES
\$695k

OUT-PARCEL B
.83 ACRES
\$695k



SITE PLAN

SCALE 1"=60'-0"
0 30 60 120 180



S. POST RD. (HWY 180)

E. DIXON BLVD. (HWY 74)

Additional Views of Property



All vacancies are renovated & move-in ready



Pending 32k SF Former Grocery Anchor Endcap



CosmoProf Now Open



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 SET
- ▲ FIRE HYDRANT
- CATCH BASIN
- UTILITY POLE
- SEWER FORCE MAIN
- OVERHEAD UTILITY LINE

BVD PROPERTIES, INC
1424-947
REF: PB 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 - OS
- 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]

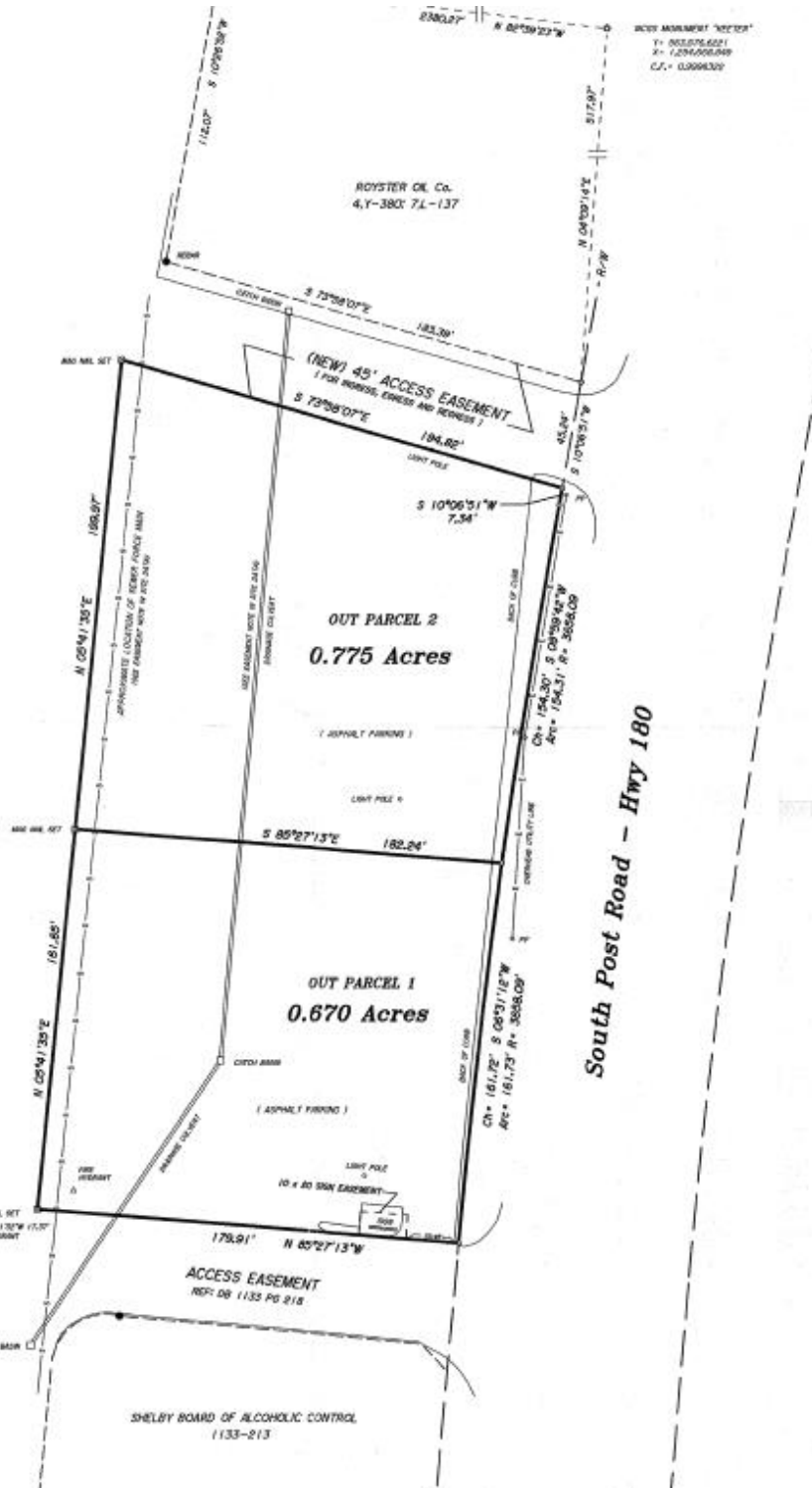
2/20/08

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

9th Day of Feb 2008

[Signature]

Professional Land Surveyor - License No. 1-10071



IRON MONUMENT "100' DIA"
T = 803,075.6221
X = 1,204,000.0498
C.T. = 0.0000320

8 BANK SURV - 10/17/08

SITE

VICINITY SKETCH

GENERAL NOTES

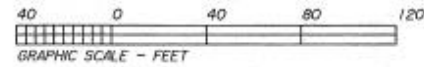
- IRONS AT ALL CORNERS UNLESS OTHERWISE NOTED
- AREA CALCULATED BY COORDINATE COMPUTATION
- PROPERTY SHOWN HEREON MAY BE SUBJECT TO EASEMENTS OF RECORD OR UNRECORDED EASEMENTS
- UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED
- NO FEATURES (BUILDINGS, UTILITIES, ETC.) LOCATED EXCEPT THOSE SHOWN HEREON
- 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 STATIONING 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 INGRESS, EGRESS, WATER, SEWER AND STORM DRAINAGE DEED BOOK 1133 PAGE 218

OWNER & MINOR SUBDIVISION FOR
BVD Properties, Inc.

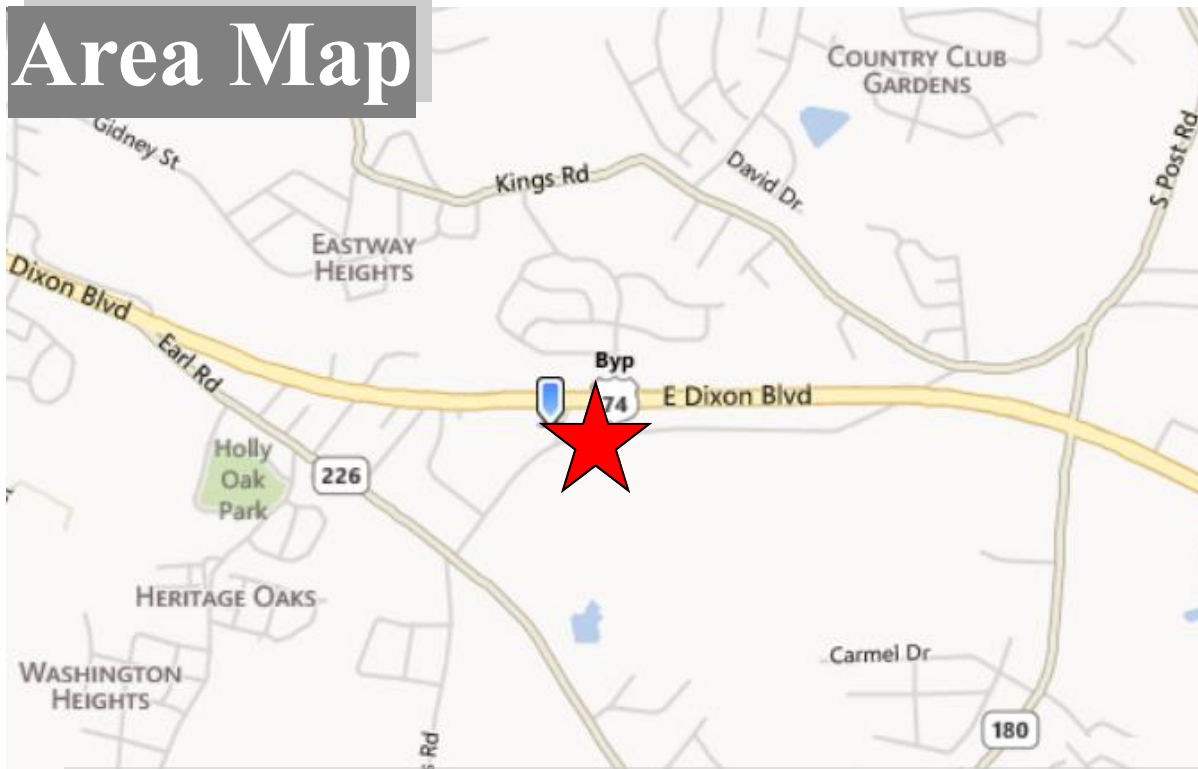
DEED REF: DEED 1424 PAGE 947
TWSP# 6 CLEVELAND COUNTY, N.C.
TAX MAP REF: 6-48-2-2
SCALE 1" = 40' DATE 01/09/08



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

SHELBY BOARD OF ALCOHOLIC CONTROL
1133-213

Area Map



SHELBY MARKETPLACE REDEVELOPMENT SUMMARY Property Highlights

- 197,787 SF redeveloped retail center w/ new Hobby Lobby, Bargain Hunt & Big Lots, Only several inline opportunities remain!
- 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



BVBELK
PROPERTIES

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

2021 DEMOGRAPHICS

SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.2709/-81.4995

R81

**1730 E Dixon Blvd
Shelby, NC 28152**

| | 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 | 1,580 | 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 | 12,958 | 18,118 | 33,588 |
| 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.