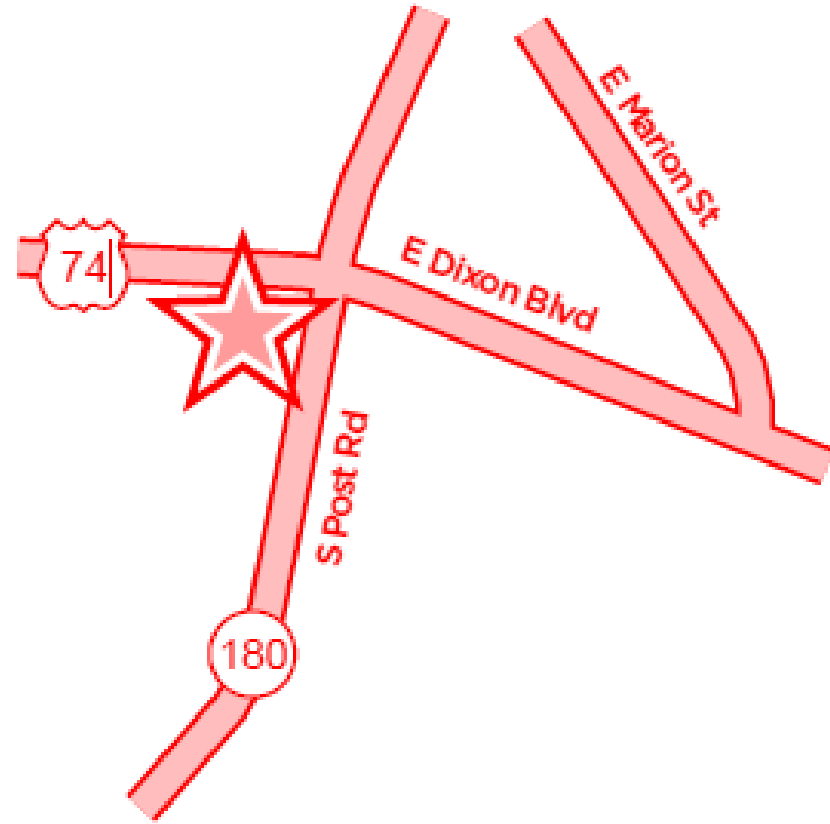


Former 2,400 SF Bank Building for Lease

1774 East Dixon Blvd, Shelby NC 28152

On .88 Acre Outparcel of Shelby Marketplace Shopping Center





Outdoor patio area
for potential
restaurant
conversion



BV BELK
PROPERTIES



Site Summary:

+/- 2,400 SF former BB&T bank built in 1988

+/-0.88 Acres on outparcel of Shelby Marketplace shopping center.

Excellent location off E Dixon Blvd (Hwy 74).

203' of frontage on E Dixon Blvd & prominent visibility

High traffic count in front of the building (37,000 VPD).

Pylon sign in front of the building provides great visibility on E Dixon Blvd.

Covered Drive-Through

Building has breakroom, two restrooms, and vault still intact.

25 Parking spaces (10.4 Spaces per 1,000 SF).

Shelby Marketplace shopping center is anchored by Hobby Lobby, Big Lots, and Bargain Hunt.

Ideal candidate for restaurant or medical conversion!



Ideal for QSR restaurant conversion with double drive-thru and outdoor dining area



BVBELK
PROPERTIES



**Shelby
Marketplace
Shopping
Center**



**BVBELK
PROPERTIES**

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

	1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION				
2020 Estimated Population	1,567	16,728	34,848	89,480
2025 Projected Population	1,574	17,193	35,888	91,804
2010 Census Population	1,630	16,904	35,357	89,506
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	\$59,697	\$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	2,684	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