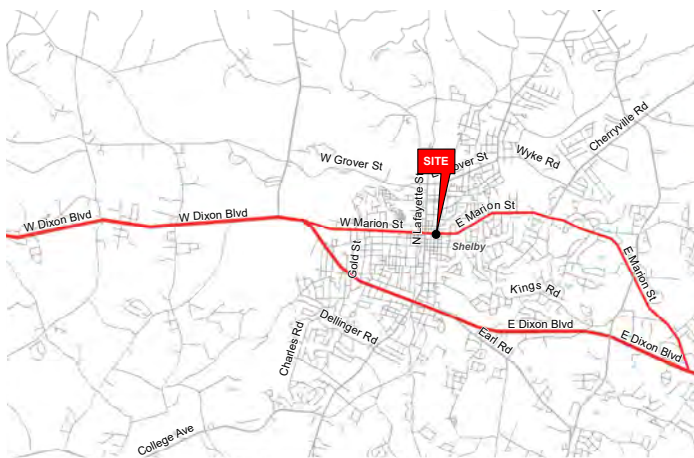




## HISTORIC BUILDING AVAILABLE - UPTOWN SHELBY

14 WEST MARION STREET | SHELBY, NC 28150



### PROPERTY/LEASING INFORMATION

- **Asking Rate:** Please call to discuss
- **Building Size:** Approx. 5,150 - 15,500 SF (3 levels)
- **Zoning:** CB (Commercial)
- **Municipality:** City of Shelby
- **Cleveland Co. parcel #'s:** 17062 and 60366
- **Adjacent parcel:** 9 parking spots

### PROPERTY HIGHLIGHTS

- *Excellent restaurant / brewery or bank potential with historic storefront elevation*
- Prime Uptown Shelby corner location - Lafayette Street and Marion Street
- Possible grant money available for interior upfit
- Historic 1939 Sterchi Building
- Renovated in late 1990's
- High visibility directly facing Court Square and Earl Scruggs Center

DEMOGRAPHICS (2019)	1 MILE	3 MILE	5 MILE
POPULATION	6,183	21,758	35,025
AVERAGE HH INCOME	\$44,067	\$50,425	\$53,094
MEDIAN HH INCOME	\$27,314	\$32,591	\$36,571
BUSINESS ESTABLISHMENTS	647	1,317	1,707
DAYTIME EMPLOYMENT	7,685	15,360	20,056

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## TRAFFIC COUNTS 2018 (NCDOT)

- 5,600 VPD on West Marion Street
- 7,400 VPD on North Lafayette St

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