



QSR SPACE | FOR LEASE

2005 East Dixon Boulevard | Shelby

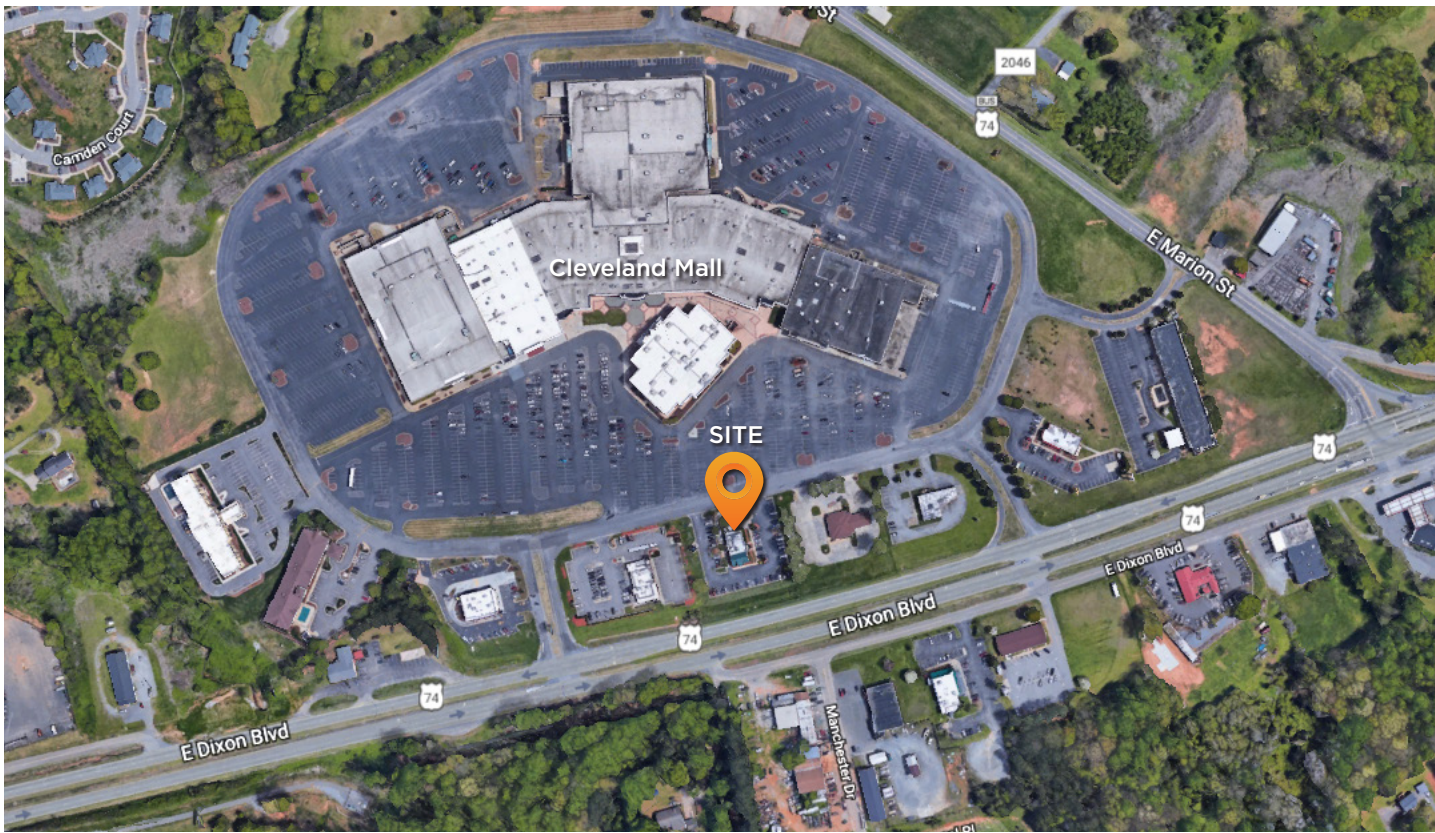
Looking for a QSR to backfill this Zaxby's location in the first quarter in 2020.

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PROPERTY INFORMATION

SF

2,567 SF*

ACREAGE

1.01 Acres*

ZONING

GB

PARCEL ID

70769

FEATURES

- Existing Zaxby's location is relocating to the adjacent site and building a new store
- The current location is located in front of the Cleveland Mall and is doing 2.4 million dollars in sales
- 32 surface parking spaces
- Built in 1994
- Drive through available

LEASE RATE

\$49/SF



*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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339 E. Catawba St.

Belmont, NC 28012



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SHOPPING CENTER INFORMATION

| | | | |
|---|--|---|--------------------------------------|
| Type Regional | Location Score 24.1 | Frontage Dixon Blvd. 2,539', US HWY 74 Bypass, HWY 2 141' | # of Properties 10 |
| GLA 420,813 SF* | Anchor Tenant Belk | Transit Score® Minimal Transit (0) | Year Built/Renov 1982/1995 |
| Anchor GLA 86,416 SF* | Parking 2,222 Surface Spaces | Walk Score® Car-Dependent (33) | Floors 1-2 |
| Retail SF Available 0 SF, 100% Leased | Features Pylon sign, kiosk cart, center enclosed | Land Area 81.29 Acres* | |

MARKET CONDITIONS

| | Current | YOY | Change |
|-----------------------------------|----------------|-----|----------------------|
| Vacance Rates | | | |
| Subject Property | 0% | | 0% |
| Submarket 2-4 Star | 5 | + | 0.1% |
| Market Overall | 4.8 | - | -0.1 |
| Market Rate per SF | | | |
| Submarket 2-4 Star | 9.44 | - | -0.2% |
| Market Overall | 9.36 | - | -0.4% |
| Submarket Leasing Activity | | | |
| 12 Month Leased SF | 56,703 | + | 163.2% |
| Months on Market | 14.6 | + | 1.2 mo. |
| Submarket Sales Activity | Current | | Previous Year |
| 12 Month Sales Volume (Mil.) | \$15.4 | | \$20.3 |
| 12 Month Price per SF | \$107 | | \$110 |

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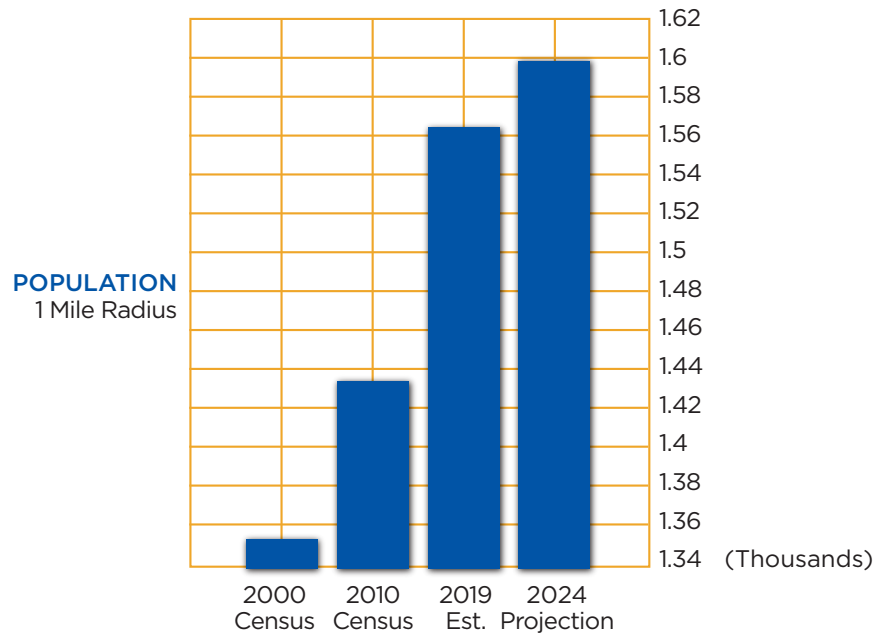
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DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-----------------------|--------|---------|---------|
| 2019 Total Population | 1,565 | 12,127 | 35,894 |
| 2024 Population | 1,598 | 12,160 | 36,148 |
| Pop Growth 2019-2024 | 2.11% | .27% | .71% |
| Average Age | 39.8 | 41.8 | 41 |

| HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| 2019 Total Households | 666 | 4,979 | 14,721 |
| HH Growth 2019-2024 | 2.1% | .22% | .68% |
| Median HH Income | \$37,986 | \$41,881 | \$36,953 |
| Average HH Size | 2.3 | 2.4 | 2.4 |
| 2019 Average HH Vehicles | 2 | 2 | 2 |

| HOUSING | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Median Home Value | \$133,443 | \$156,575 | \$140,086 |
| Median Year Built | 1979 | 1974 | 1974 |



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