



RETAIL PROPERTY FOR LEASE

# FORMER LOWE'S FOOD ANCHORED CENTER

1145 E. MARION STREET, SHELBY, NC 28150



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## PROPERTY OVERVIEW



## OFFERING SUMMARY

<b>Available SF:</b>	1,260 - 40,000 SF
<b>Lease Rate:</b>	Please call
<b>Building Size:</b>	66,720 SF
<b>Traffic Count:</b>	15,000 VPD
<b>Lot Size:</b>	8.03 Acres
<b>Zoning:</b>	GB Commercial
<b>Parking Ratio (Per 1000 SF)</b>	6.0

## AVAILABLE SPACES

	<b>SF</b>
A	40,000 SF
F	4,900 SF
H	1,260 SF
I	1,260 SF

## PROPERTY OVERVIEW

Highland Festival directly serves the neighborhoods surrounding Cleveland Country Club and Downtown Shelby. Repositioning itself with strong retailers and restaurants near the intersection of E. Marion Street (Bus. 74) & Cherryville Road (150). Located less than 2 miles from Uptown Shelby and area attractions. Co-tenants in Highland Festival include: Dollar Tree, UPS, Subway, Pro-Nails and NorWat Beauty Supply.

## NEARBY ATTRACTIONS

- The Annual American Legion Baseball World Series
- Earl Scruggs Center
- Cleveland County Fair home to the largest county fair in the State of North Carolina with over 100,000 attending each year
- Shelby City Park with Thompson Gardens, with the historic 1919 Herschel-Spillman Carousel, mini train, nine-hole municipal golf course, and an Olympic-size swimming pool.

**SITE PLAN**

<b>A</b>	<b>AVAILABLE</b>	<b>40,000 SF</b>
<b>B</b>	<b>DOLLAR TREE</b>	<b>9,600 SF</b>
<b>C</b>	<b>PRO NAILS</b>	<b>1,400 SF</b>
<b>D</b>	<b>UPS</b>	<b>1,400 SF</b>
<b>E</b>	<b>SUBWAY</b>	<b>1,400 SF</b>
<b>F</b>	<b>AVAILABLE</b>	<b>4,900 SF</b>
<b>H</b>	<b>AVAILABLE</b>	<b>1,260 SF*</b>
<b>I</b>	<b>AVAILABLE</b>	<b>1,260 SF*</b>
<b>J</b>	<b>NORWAT BEAUTY SUPPLY</b>	<b>5,500 SF</b>

\* CONTIGUOUS 2,520 SF

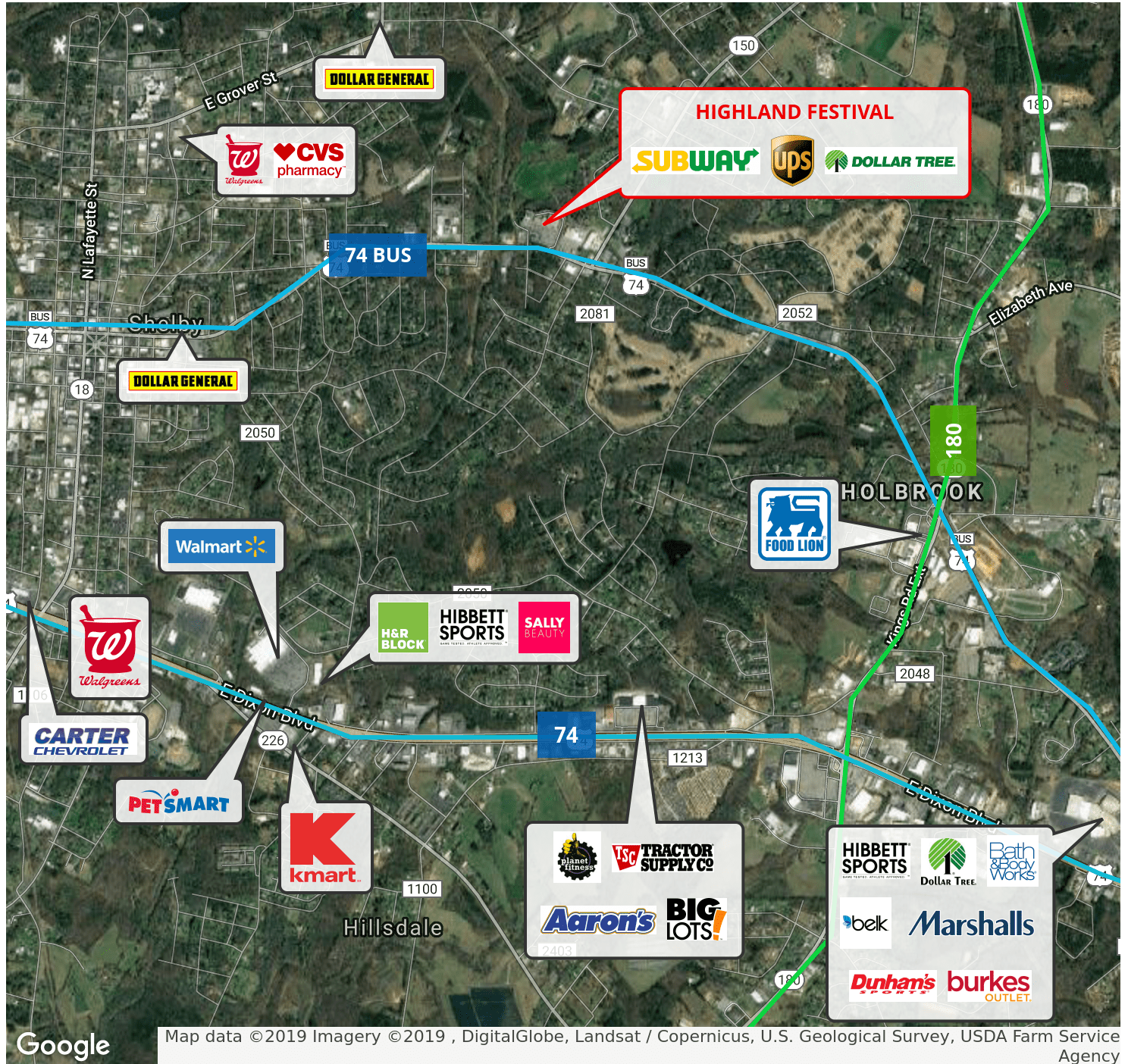


**E MARION ST**

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RETAILER MAP



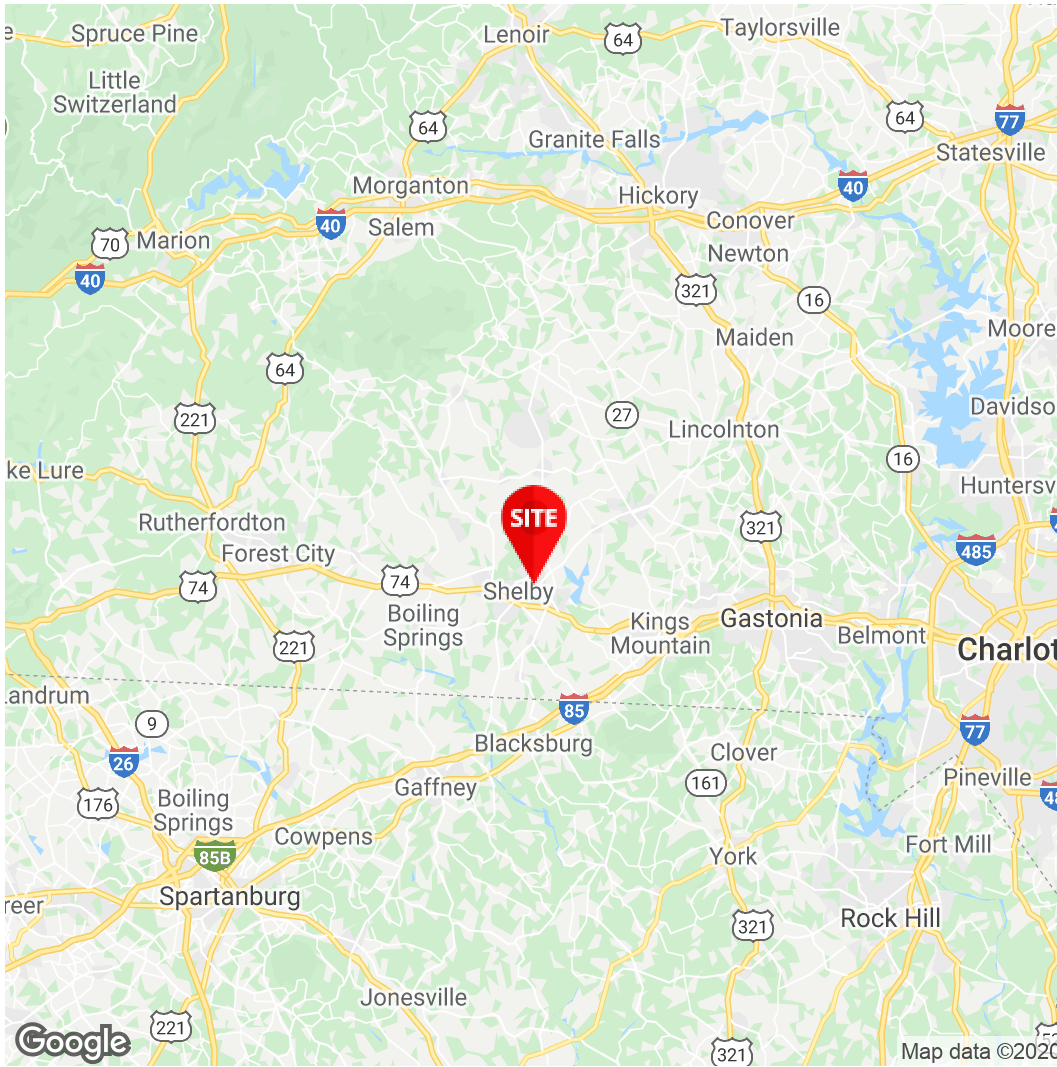
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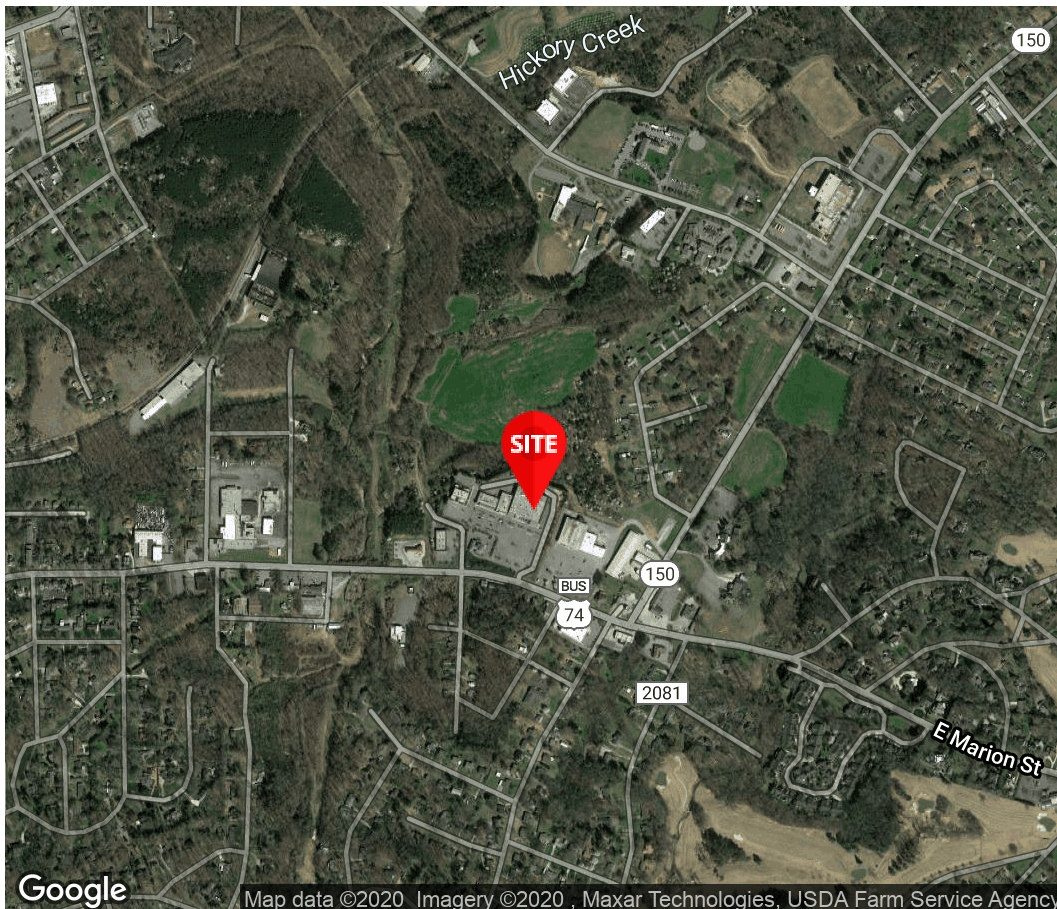
## DEMOGRAPHICS MAP



	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	4,266	21,172	34,238
Households	1,850	8,935	14,186
Families	1,145	5,560	9,384
Average Household Size	2.26	2.32	2.38
Owner Occupied Housing Units	1,115	4,893	8,703
Renter Occupied Housing Units	735	4,042	5,483
Median Age	44.8	41.8	41.9
<b>2017 Summary</b>			
Population	4,117	21,162	34,322
Households	1,779	8,913	14,187
Families	1,091	5,472	9,275
Average Household Size	2.26	2.32	2.39
Owner Occupied Housing Units	1,020	4,596	8,277
Renter Occupied Housing Units	759	4,317	5,911
Median Age	46.4	43.1	43.3
Median Household Income	\$38,830	\$33,869	\$36,971
Average Household Income	\$61,654	\$51,096	\$52,979
<b>2022 Summary</b>			
Population	4,038	21,011	34,105
Households	1,743	8,843	14,085
Families	1,062	5,399	9,162
Average Household Size	2.26	2.32	2.39
Owner Occupied Housing Units	1,003	4,545	8,193
Renter Occupied Housing Units	740	4,298	5,892
Median Age	46.4	43.6	43.9
Median Household Income	\$44,651	\$36,966	\$40,723
Average Household Income	\$73,829	\$60,170	\$62,070
<b>Data for all businesses in area</b>			
Total Businesses	151	1,389	1,688
Total Employees	1,735	17,059	20,003
Employee/Residential Population Ratio	42	81	58



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