

**±14,673 SF VACANT SINGLE TENANT RETAIL
CORNER LOT**



**1170 E MARION ST
Shelby (Charlotte MSA), NC 28150**

FOR LEASE | RETAIL



PROPERTY HIGHLIGHTS

- Site was updated in 2018 to new Walgreens Format.
- High Growth Area - The Charlotte MSA ranks among the top MSA's in US for growth.
- Strong Location - Subject is located in a commercial trade area adjoining established residential areas.
- Property is in designated Opportunity Zone.
- Great Real Estate Fundamentals - Signalized Corner with high traffic roads (E Marion St 13,000 AADT and Cherryville Rd: 11,000 AADT).
- Bordered by 3 streets with 3 ingress/egress points.
- Strong Demographics - Properties feature Average Incomes well above State Averages (\$82,097, AHHI, 1 mile radius).
- Room for additional construction due to relocation of Peach Street currently underway.



PROPERTY INFORMATION

Address	1170 E Marion St Shelby, NC 28150
Building Size	14,673 SF
Lease Rate	Contact Broker *
Parking	6.76 spaces per 1,000 SF Surface
Acreage	±1.52 acres
Location	City of Shelby, Cleveland County
Parcel Number:	26771
Current Zoning	General Business
Opportunity Zone	Yes
Occupancy	Vacant
Date Available	*



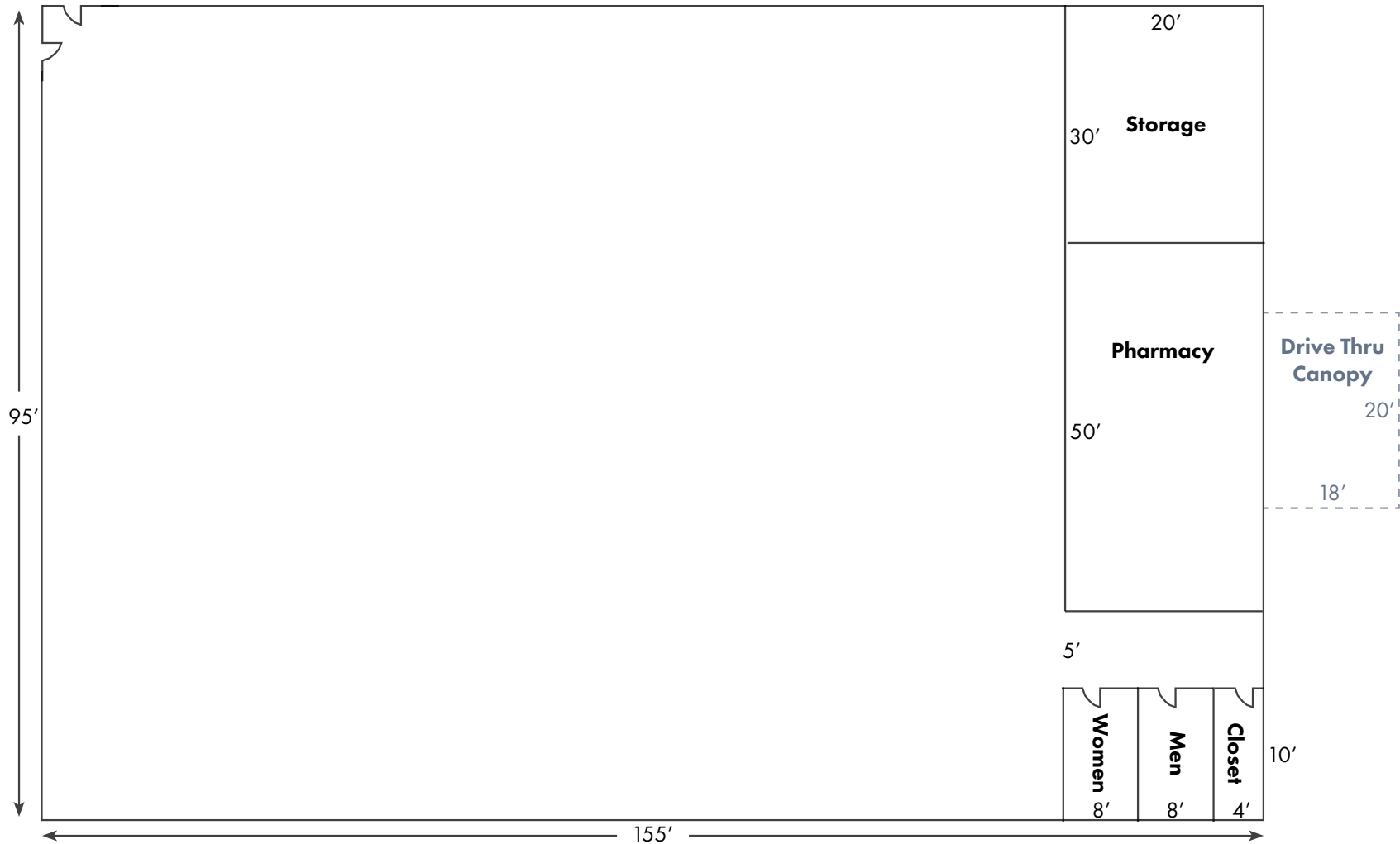
* New lease subject to negotiation of Walgreens lease termination.

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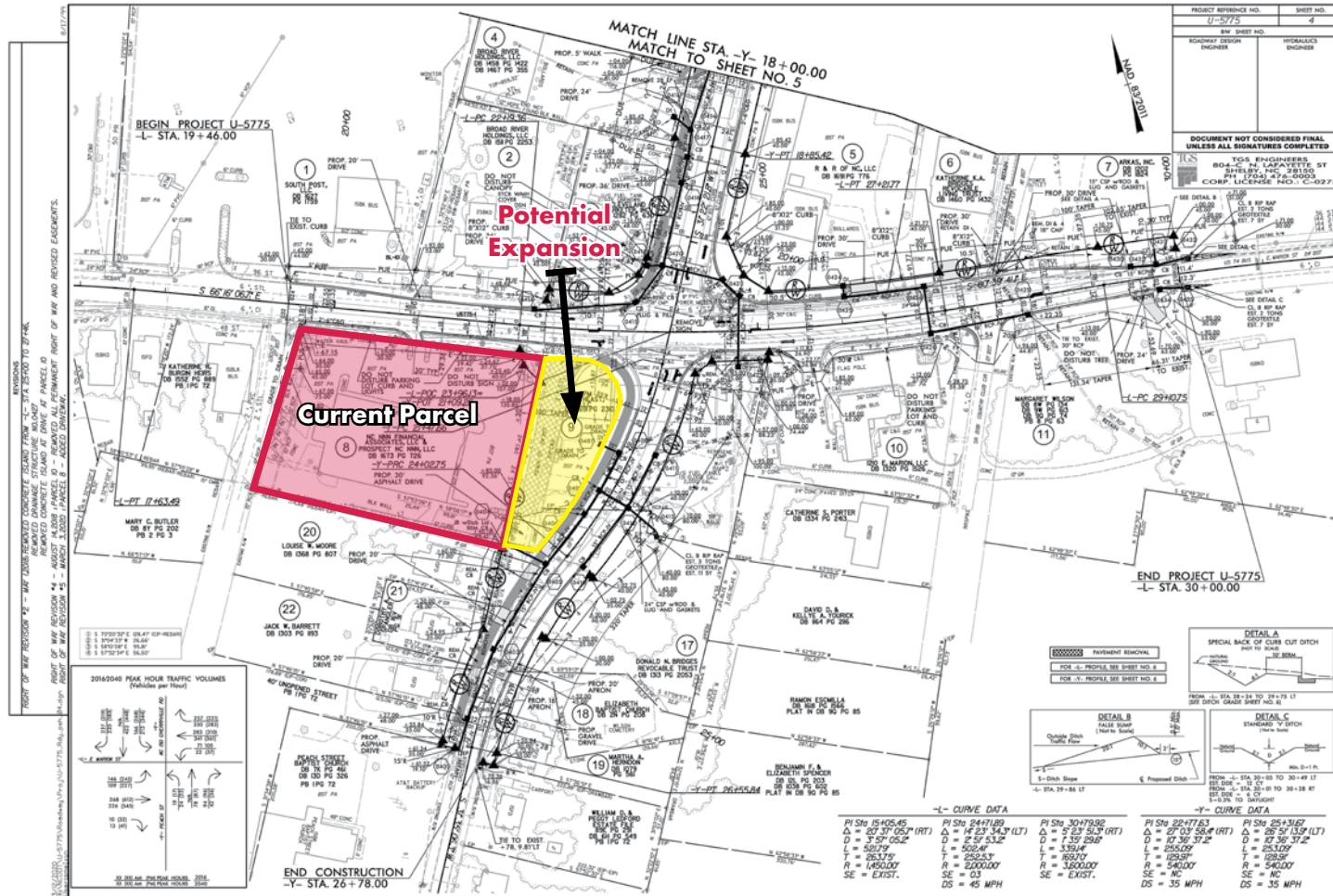


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FLOOR PLAN



COMPLETE ROAD REALIGNMENT



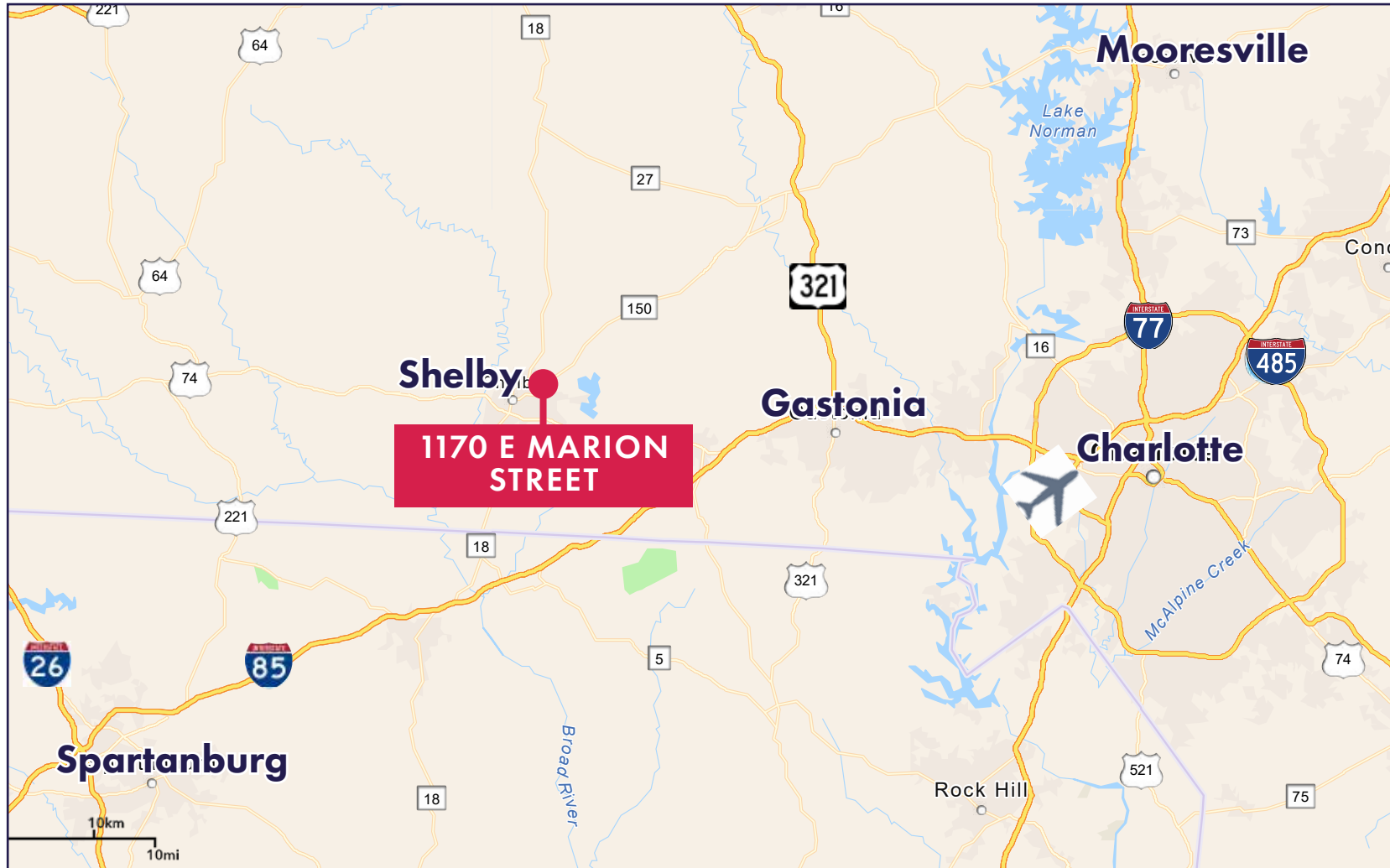
DOT has completed realigning Peach St to have direct intersection connectivity with NC 150/Cherryville Rd. as seen in this survey. The residual land owned by NCDOT should soon be acquired by owner.

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LOCATION OVERVIEW

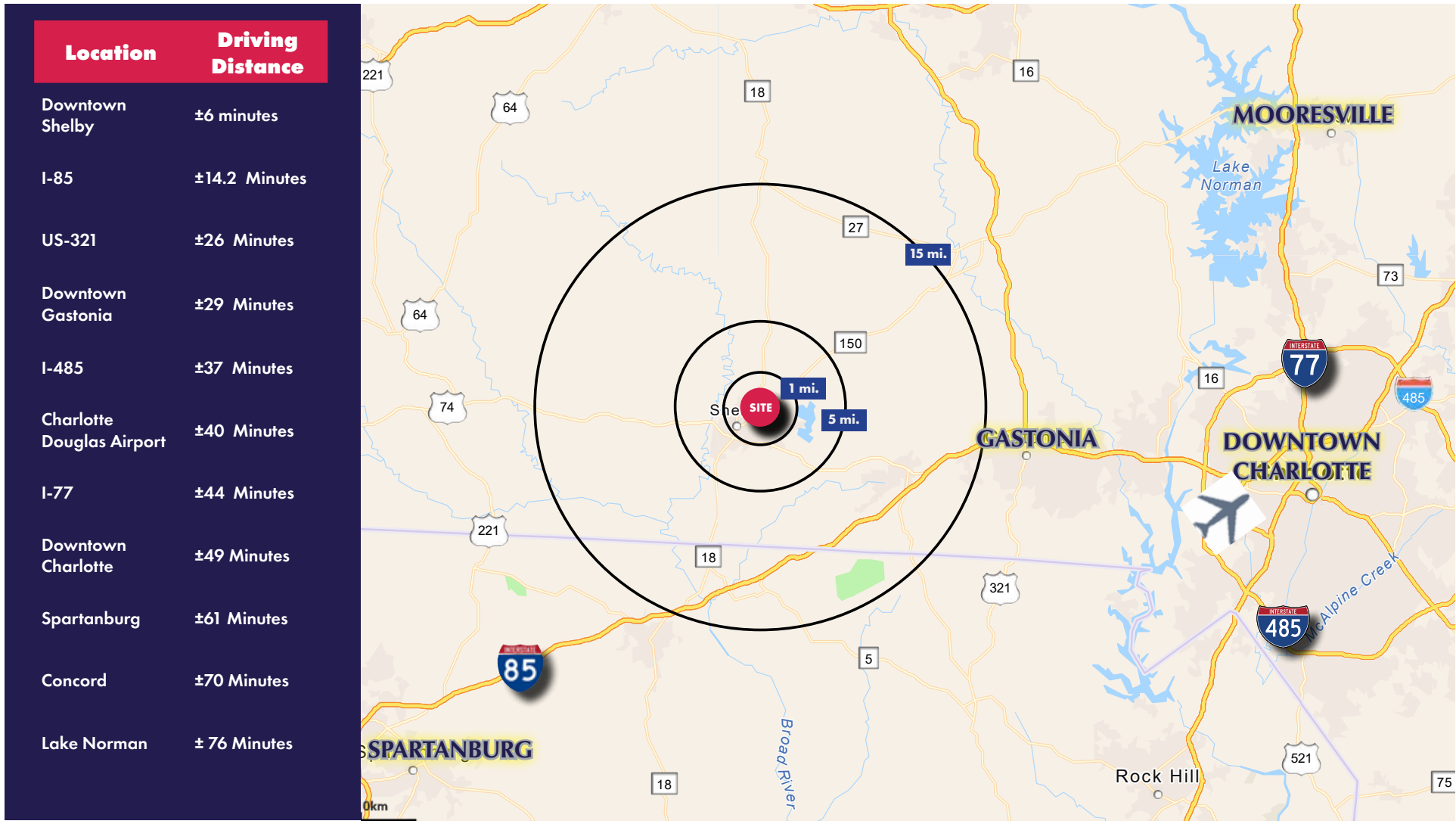


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PROXIMITY MAP



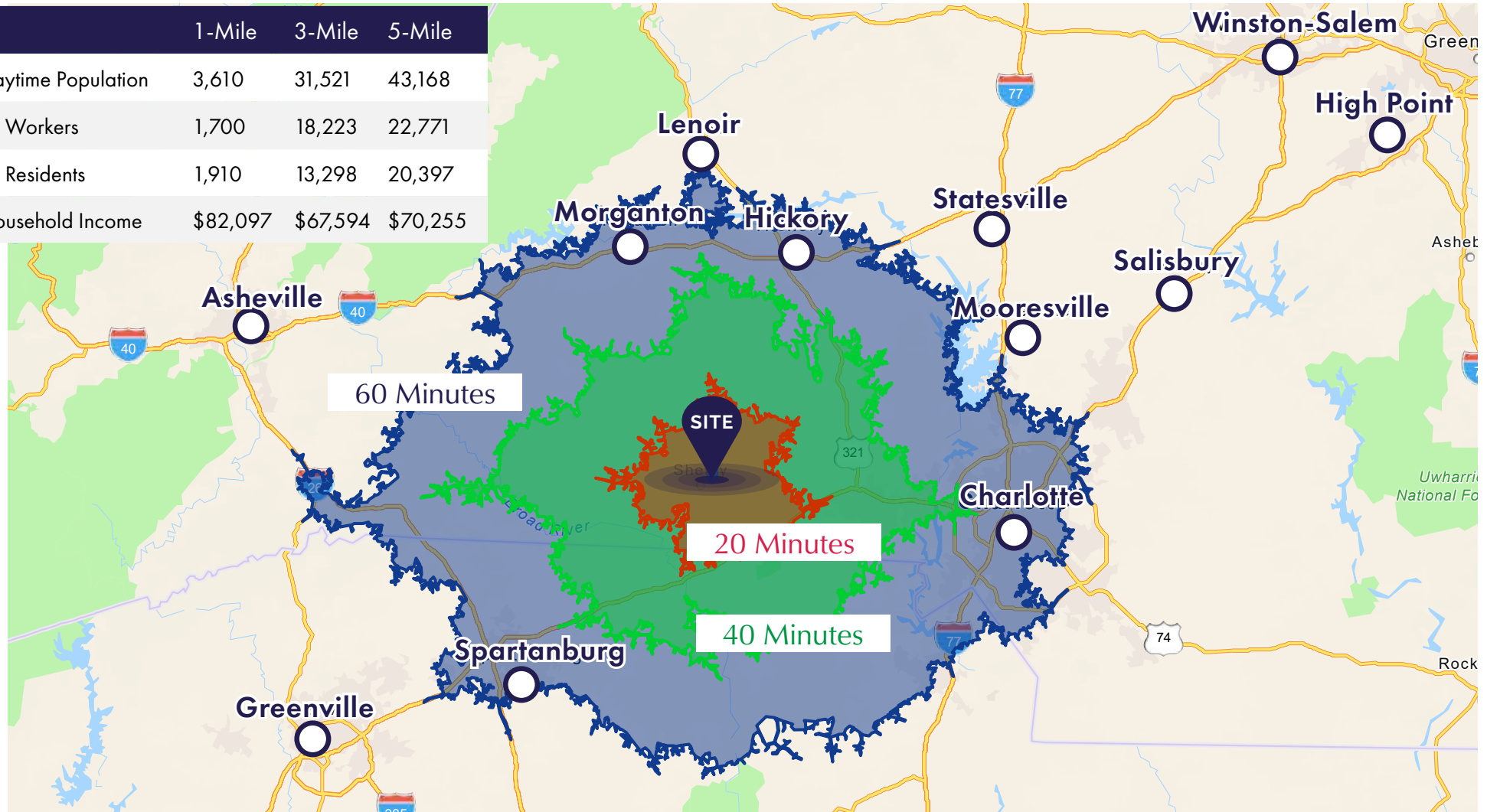
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DRIVE TIME MAP

	1-Mile	3-Mile	5-Mile
Daytime Population	3,610	31,521	43,168
Workers	1,700	18,223	22,771
Residents	1,910	13,298	20,397
Household Income	\$82,097	\$67,594	\$70,255



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CHARLOTTE REGION QUICK FACTS

The Charlotte Region continues to attract professional and technical talent. Businesses from throughout the country are making the move, too. Three Fortune 1000 companies across the manufacturing (Honeywell), finance (Truist, the new bank resulting from the BB&T and SunTrust merger) and medical supplies industries (Dentsply Sirona) have announced plans to move to the Charlotte Region since November 2018 alone. About 45,000 people in the region are employed in headquarters operations, twice the national average concentration.

People move to the Charlotte Region because they are attracted by a healthy, diverse and growing economy offering jobs across multiple sectors such as health care, life sciences, finance professional services and tech. They are attracted by ample opportunities to start and grow businesses in a region with an educated, young and innovative workforce. They move for lower cost of living and affordable real estate in neighborhoods fit for any lifestyle – from vibrant urban centers, to suburban cul-de-sacs, to quaint small towns and rural areas. And 226 days of sunshine a year doesn't hurt either.

The Charlotte Region is one of the most connected regions in the country due to its convenient location at the center of the East Coast. Strategic investments in infrastructure provide access to cities around the country and the world.

Sources: [City of Charlotte](#), [Charlotte Regional Business Alliance](#)



Fortune 1000 Headquarters in the Region



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