

PRIME RETAIL

IN SHELBY

New Construction · 2027 Delivery

FOR LEASE

1245 E Dixon Blvd

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Shelby, NC



AVAILABLE SF

1,000–3,000 SF



TRAFFIC

41,000 VPD



SIGNAGE

Monument



Rental Rate

\$49 / SF + \$10 NNN (est.)

PROPERTY HIGHLIGHTS

- 1,000 – 3,000 SF available in a brand-new multi-tenant retail development
- Join Jeremiah's Italian Ice, the *hottest* frozen dessert brand with the *coolest* treats
- Adjacent to Dave's Hot Chicken, McAlister's Deli & Chipotle
- Direct access to Hwy 74 with 41,000 vehicles per day
- Monument signage available
- 24 on-site parking spaces

PROPERTY DETAILS

Property Type:	Retail / Restaurant Pad	Location:	Shelby, NC (Cleveland County)
Available SF:	1,000 – 3,000 SF	Highway Access:	Direct — Hwy 74 / Andrew Jackson Hwy
Anchor Tenant:	Jeremiah's Italian Ice	Co-Tenancy:	Dave's Hot Chicken, McAlister's, Chipotle
Signage:	Monument + Building Signage	Pricing:	\$49 / SF + \$10 NNN (estimated)

NEW CONSTRUCTION — ESTIMATED DELIVERY 2027

Brand-new multi-tenant retail center currently under development. Excellent opportunity to establish your brand in Shelby's main, high-growth retail corridor.

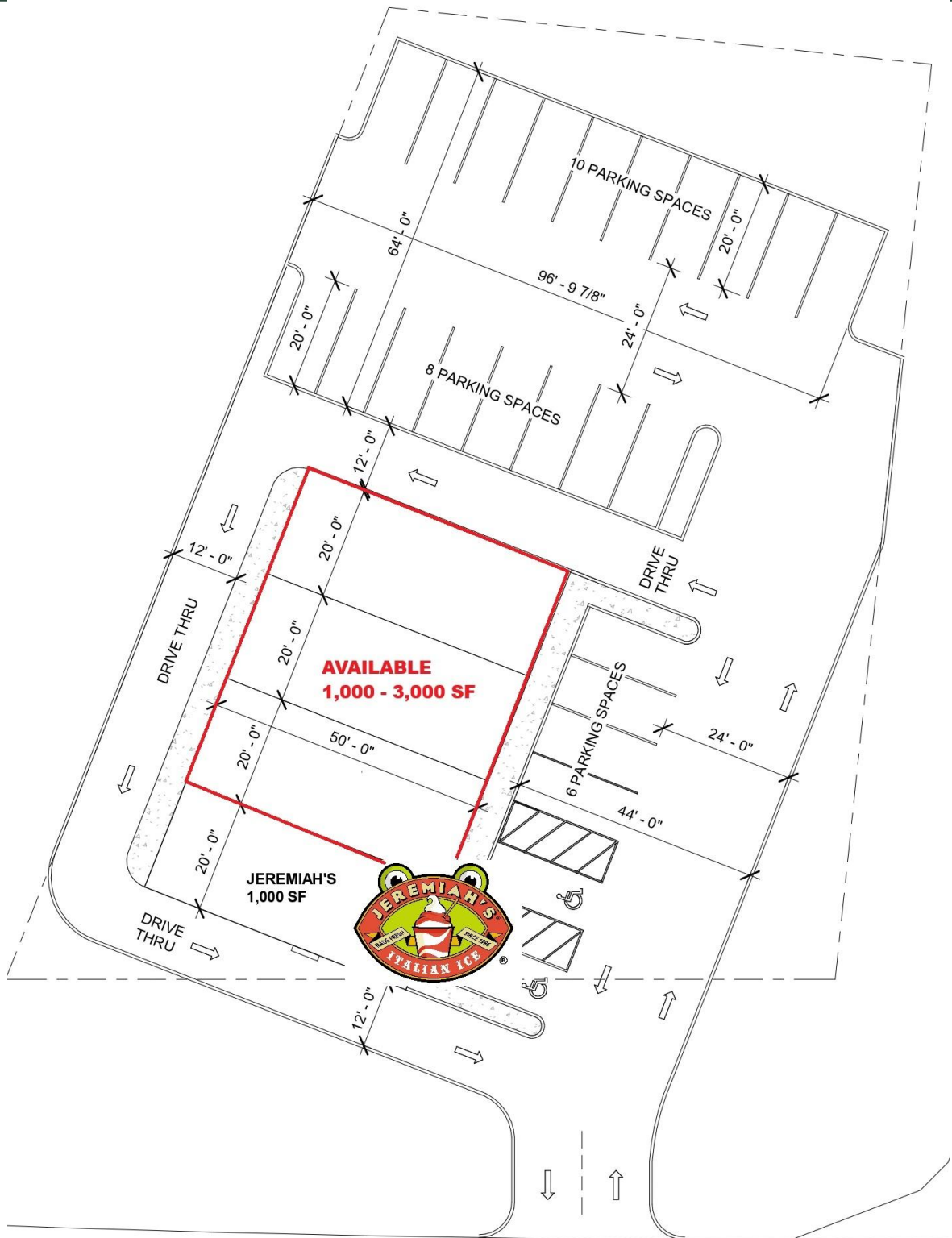


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E DIXON BLVD