

201 N Lafayette St
Shelby, NC 28150

FOR SALE OR LEASE

Exclusive

HV

Heritage Ventures, Inc.

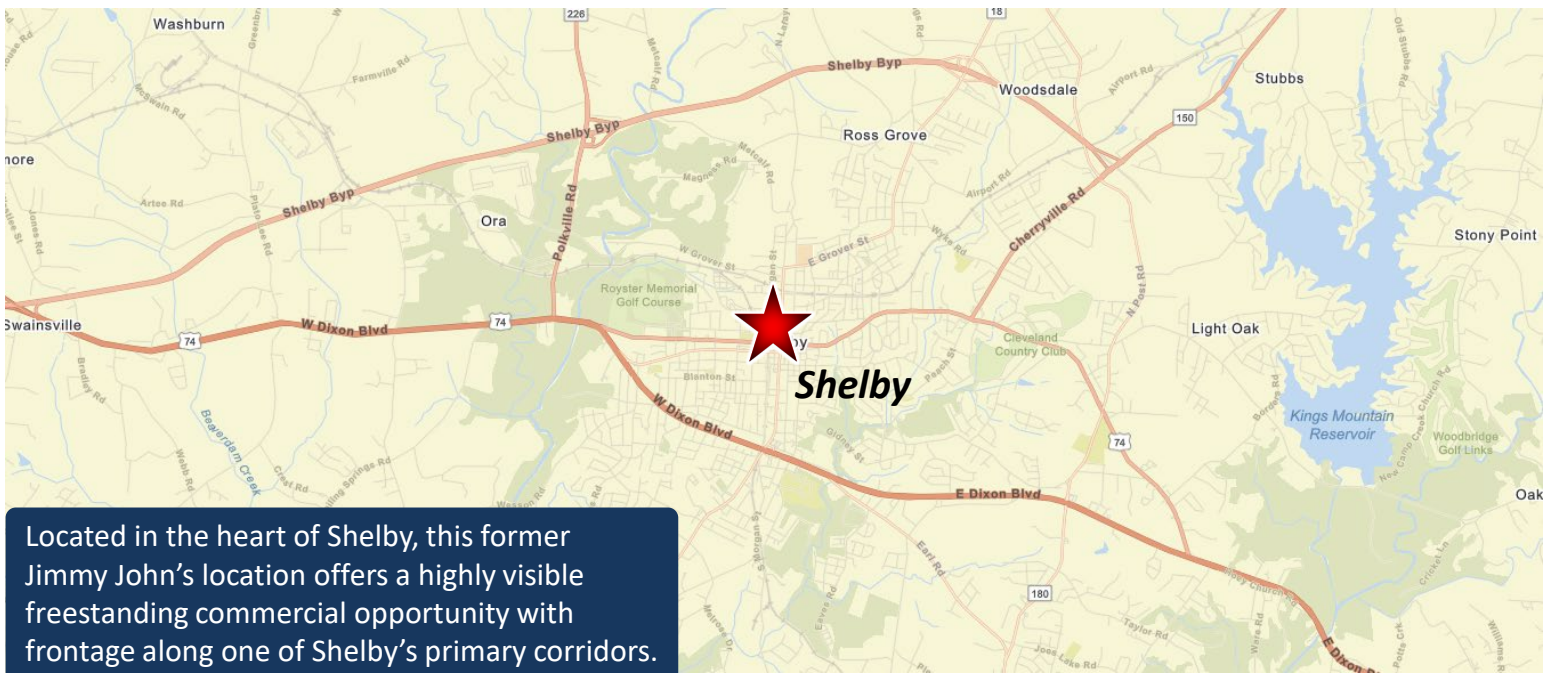
Tenant: Vacant -
Previous Tenant was Jimmy John's
Sale: \$1,100,000
Lease: \$5,500 per month NNN
Size: Appox 1,632 Sf / .22 Acres

Highlights

- Prime Uptown Shelby location along N Lafayette Street, one of the area's key commercial corridors.
- Highly visible corner-positioned site with frontage on both Lafayette Street and Sumter Street.
- Freestanding retail/restaurant building with strong street presence and dedicated parking.
- Existing drive-thru / quick-service restaurant layout potential, ideal for food service, café, retail, or service-based users.
- Nearby demand drivers include the Earl Scruggs Center, Don Gibson Theatre, Cleveland County Arts Council, local shops, restaurants, and the Cleveland County business community.

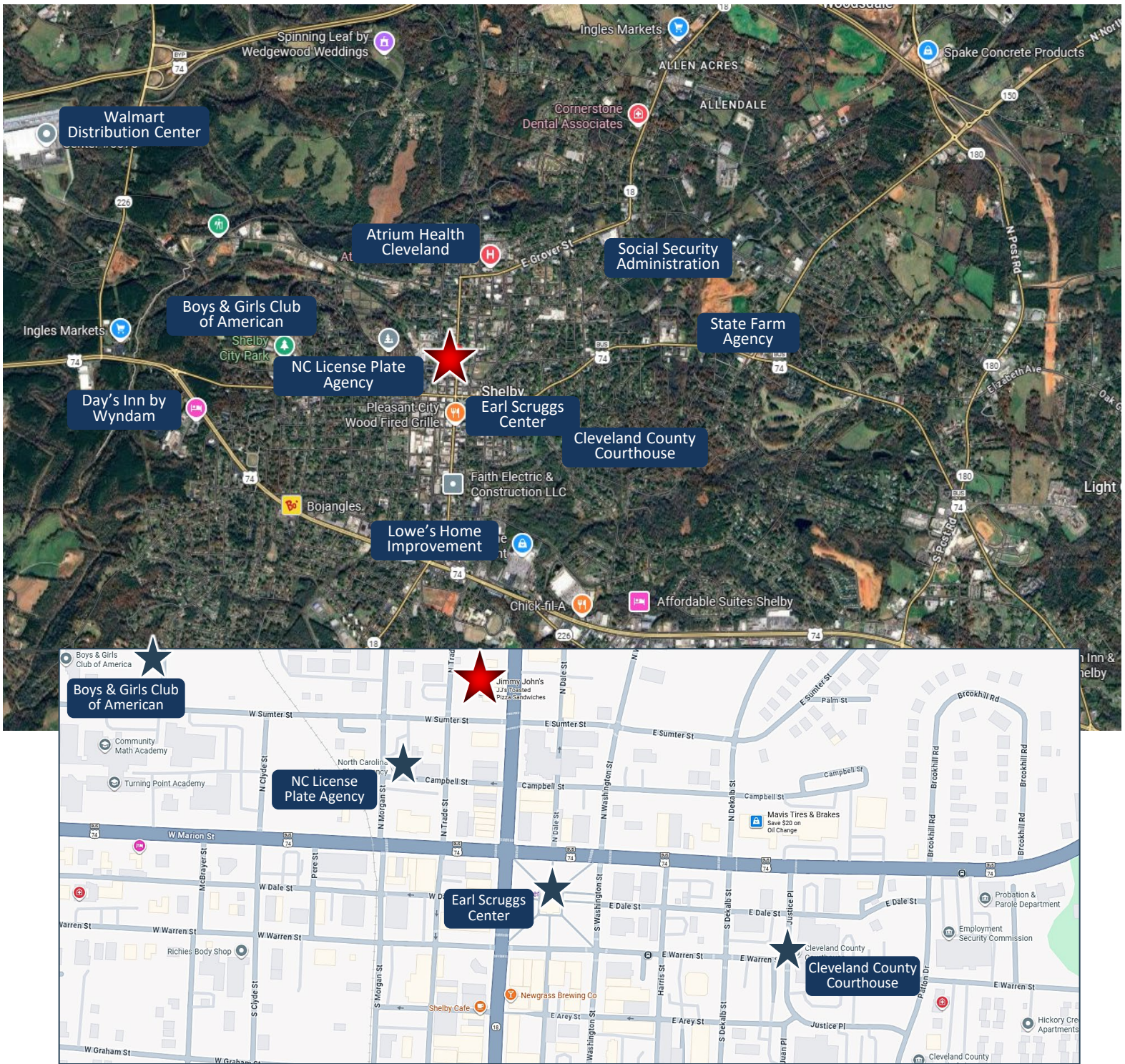


Contact:
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President
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Located in the heart of Shelby, this former Jimmy John's location offers a highly visible freestanding commercial opportunity with frontage along one of Shelby's primary corridors.

Excellent location in the heart of rapidly growing Shelby, NC



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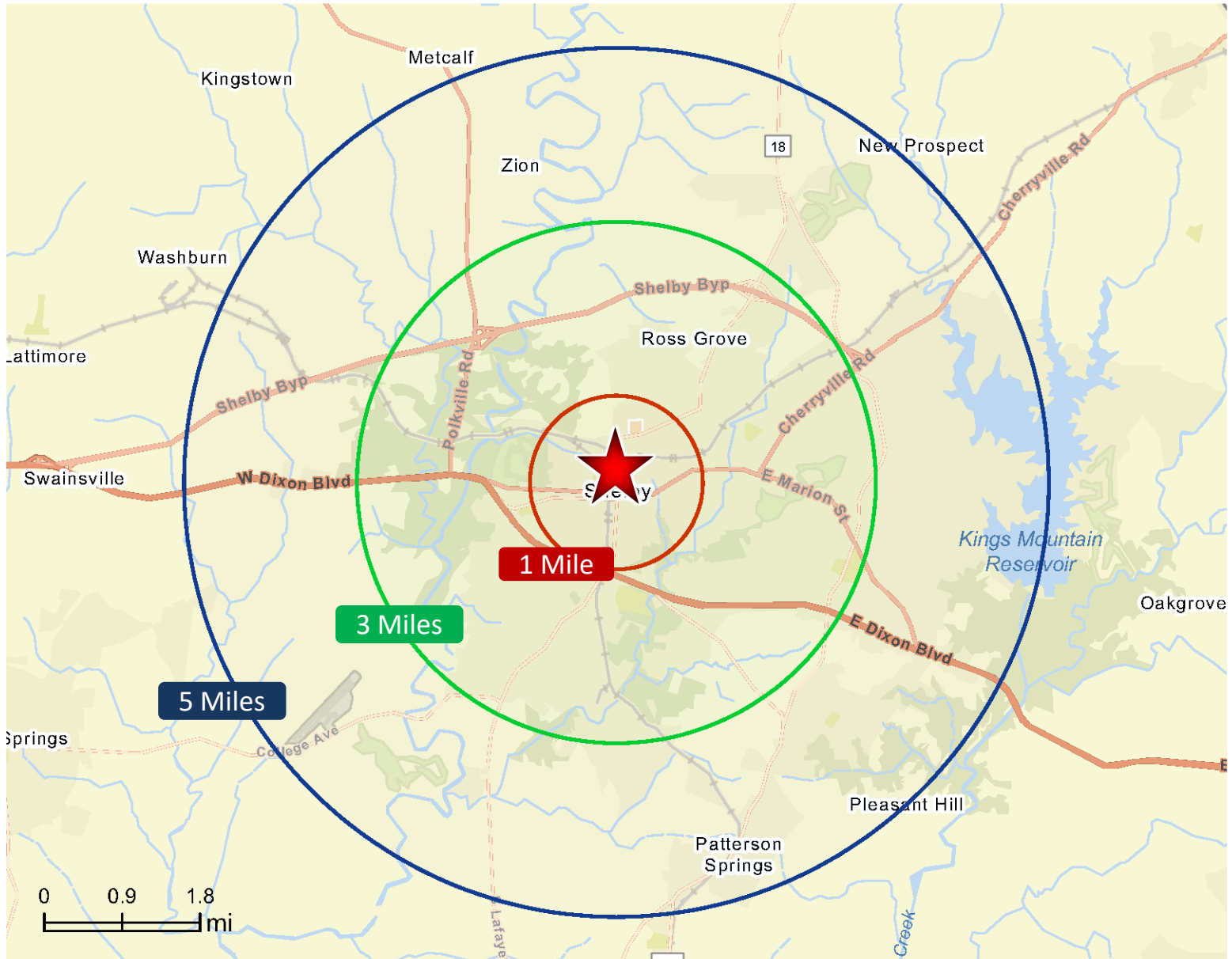
Site Map

201 North Lafayette Street, Shelby, North Carolina, 28150

Rings: 1, 3, 5 mile radii



Prepared by Esri



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Population	1 mile	3 miles	5 miles
2010 Population	5,344	20,667	33,643
2020 Population	5,702	21,969	34,978
2025 Population	5,987	22,343	35,383
2030 Population	5,981	22,948	35,915
2010-2020 Annual Rate	0.65%	0.61%	0.39%
2020-2025 Annual Rate	0.93%	0.32%	0.22%
2025-2030 Annual Rate	-0.02%	0.54%	0.30%

Age	1 mile	3 miles	5 miles
2025 Median Age	40.9	42.2	43.3
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	43.5%	52.8%	58.7%
Black Alone	45.6%	36.6%	31.2%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	0.8%	1.1%	1.0%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	3.3%	3.2%	3.1%
Two or More Races	6.4%	5.9%	5.6%
Hispanic Origin	6.9%	6.1%	5.7%
Diversity Index	64.9	63.0	60.2

Households	1 mile	3 miles	5 miles
2010 Total Households	2,155	8,668	13,937
2020 Total Households	2,275	9,133	14,624
2025 Total Households	2,323	9,319	14,970
2030 Total Households	2,335	9,631	15,332
2010-2020 Annual Rate	0.54%	0.52%	0.48%
2020-2025 Annual Rate	0.40%	0.38%	0.45%
2025-2030 Annual Rate	0.10%	0.66%	0.48%
2025 Average Household Size	2.41	2.33	2.32
Wealth Index	53	60	69



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Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	30.4%	28.9%	27.4%

Median Household Income			
2025 Median Household Income	\$46,941	\$52,114	\$57,912
2030 Median Household Income	\$51,079	\$57,035	\$62,773
2025-2030 Annual Rate	1.70%	1.82%	1.63%

Average Household Income			
2025 Average Household Income	\$76,723	\$75,860	\$82,156
2030 Average Household Income	\$81,519	\$81,083	\$88,547

Per Capita Income			
2025 Per Capita Income	\$30,363	\$31,823	\$34,790
2030 Per Capita Income	\$32,416	\$34,217	\$37,827
2025-2030 Annual Rate	1.32%	1.46%	1.69%

Income Equality			
2025 Gini Index	54.0	50.1	49.3

Socioeconomic Status			
2025 Socioeconomic Status Index	46.4	45.6	45.8

Housing Unit Summary			
Housing Affordability Index	77	81	86
2010 Total Housing Units	2,754	10,053	15,884
2010 Owner Occupied Hus (%)	43.0%	55.0%	60.6%
2010 Renter Occupied Hus (%)	57.0%	45.0%	39.4%
2010 Vacant Housing Units (%)	21.8%	13.8%	12.3%
2020 Housing Units	2,647	10,060	15,993
2020 Owner Occupied HUs (%)	39.3%	51.9%	57.9%
2020 Renter Occupied HUs (%)	60.7%	48.1%	42.1%
Vacant Housing Units	11.1%	9.3%	8.6%
2025 Housing Units	2,681	10,203	16,284
Owner Occupied Housing Units	41.1%	53.6%	59.7%
Renter Occupied Housing Units	58.9%	46.4%	40.3%
Vacant Housing Units	13.3%	8.7%	8.1%
2030 Total Housing Units	2,691	10,510	16,633
2030 Owner Occupied Housing Units	1,011	5,203	9,270
2030 Renter Occupied Housing Units	1,323	4,428	6,062
2030 Vacant Housing Units	356	879	1,301



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