

# **FOR LEASE** *High-Visibility Auto Dealership & Service Center*

A Prime Location in Shelby's Emerging Growth Corridor | Highway 74



325 W Dixon Blvd., Shelby, NC 28152



**JOE NGUYEN** - MBA  
Trulantic kw Commercial SouthPark

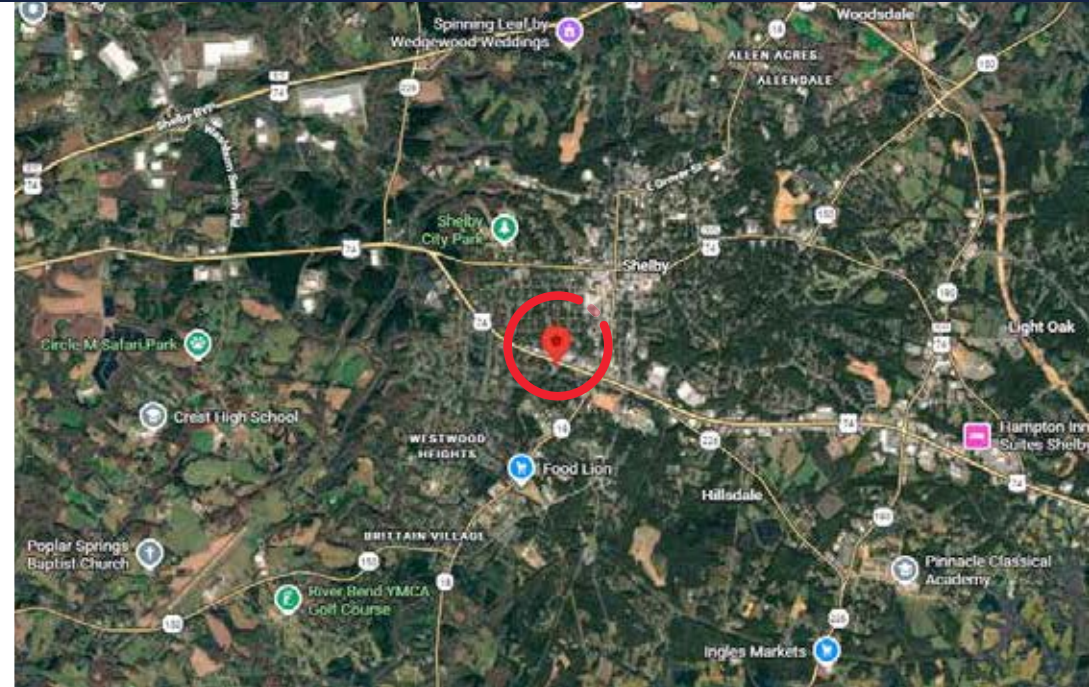
(980) 242-6596 | [TrulanticCRE@gmail.com](mailto:TrulanticCRE@gmail.com)  
Your Trusted Real Estate Advisor

# Position Your Business in Shelby's Expanding Market

For Lease: \$16.50/SF Base | NNN \$2/SF | Over 13,000 Square Feet

## SHELBY, NORTH CAROLINA

Shelby continues to emerge as one of Western North Carolina's most promising growth markets, driven by expanding population, new business investment, and a strategic location along the Highway 74 corridor connecting the Charlotte region to the foothills and mountains of North Carolina. Cleveland County benefits from a diverse economic base that includes advanced manufacturing, healthcare, logistics, automotive suppliers, and agriculture, while maintaining a business-friendly environment and affordable cost of living. The continued expansion of the Catawba Two Kings Casino Resort, along with new hotels, restaurants, entertainment venues, and supporting commercial development, is generating increased tourism, job creation, and consumer spending throughout the region. With ongoing investment in infrastructure, residential growth, and economic development initiatives, Shelby offers outstanding opportunities for businesses seeking visibility, expansion, and long-term growth in a rapidly evolving market.



**Showroom/Office** (+/-) 6,208 Square Feet  
**Service Garage** (+/-) 6,888 Square Feet  
**Road Frontage** 392 Feet  
**Traffic Counts** 38,357 Vehicles Per Day  
**Zoning** GB

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Population	16,384	37,775	80,239
Household Income	\$75,455	\$80,515	\$83,774
Daytime Employment	11,568	22,481	28,802
Consumer Spending	\$166M	\$424M	\$936M

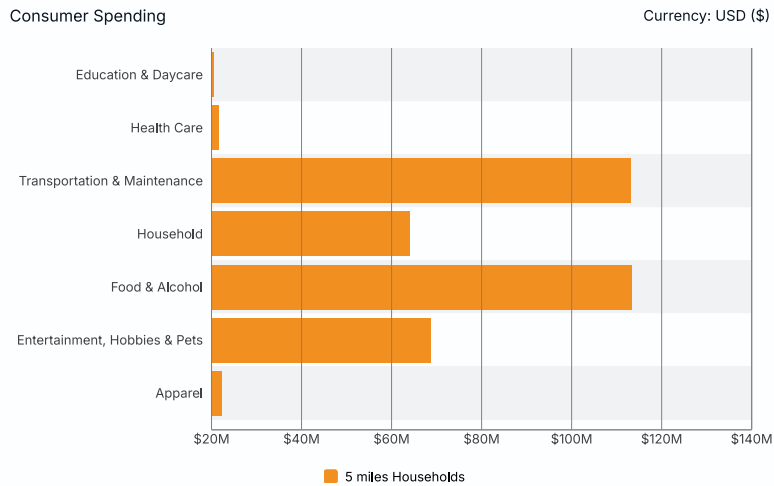


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# 325 W Dixon Blvd., Shelby, NC 28152

A Premier Destination for Growth, Investment, and Opportunity



## Educational Attainment



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## Shelby Continues to Attract New Residents and Investment

- Growing Western North Carolina market with direct Highway 74 access
- Expanding population, tourism, and consumer spending
- Economic growth fueled by the Catawba Two Kings Casino Resort & new development
- Diverse economy supported by manufacturing, healthcare, logistics, & retail
- Business-friendly environment with affordable operating costs
- Strategic location between Charlotte and Western North Carolina

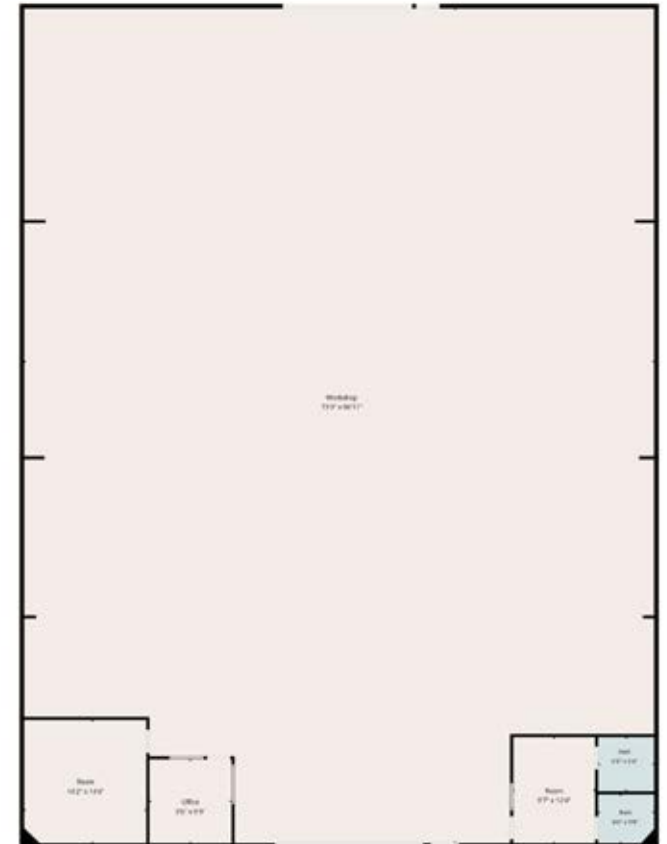


# Showroom and Garage on 4.50 Acres Auto Dealership

Turnkey Auto Dealership with Service Garage | Over 13,000 Square Feet

SHOWROOM & OFFICES - 6,208 Square Feet

GARAGE - 6,888 Square Feet



Ample Space Accommodates Up to 250 Vehicles  
Two-Story Showroom with Additional Offices on the Second Floor

# Prime Highway Frontage Auto Dealership & Service Garage

Growing Community, Expanding Business Opportunities, and Consumer Spending



# Available For Lease 325 W Dixon Blvd., Shelby, NC 28152

Business Growth Continues Along Highway 74 in Shelby, North Carolina



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