

FOR SUBLEASE

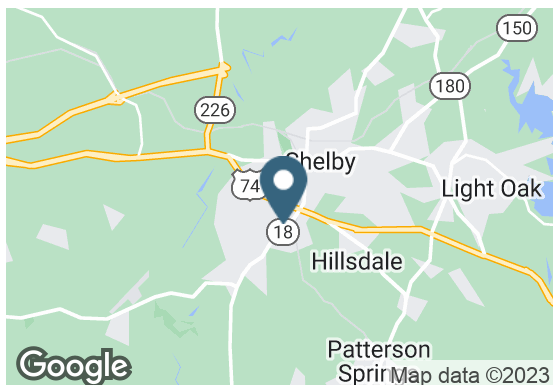
## Former Rite Aid - Shelby, NC

330 W Dixon Boulevard | Shelby, NC



## Overview

AVAILABLE SF	14,214 SF
LEASE END DATE	6/25/2023
RATE	\$8.50 PSF



## Description

Freestanding outparcel to Shelby Plaza anchored by Dollar General, Citi Trends and Save-A-Lot.

- 46 Parking Spaces
- 12.03' Drop Ceiling Height
- All offers are subject to approval by Walgreens Real Estate Committee

## Nearby Retailers



## Demographics

	1 MILE	3 MILES	5 MILES
Population	6,222	20,605	36,961
Total Households	3,151	10,182	17,205
Avg Household Income	\$45,633	\$54,349	\$59,017

Year: 20121 | Source: Esri

## Contact

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## Traffic Counts

W Dixon Blvd 31,000 VPD  
Year: 2016 | Source: NCDOT

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