

FREE STANDING FORMER IHOP ADJACENT TO FUTURE INGLES

SHELBY, NORTH CAROLINA



EXCLUSIVE LEASING PACKAGE

Jeff Nimmer, CCIM • Jeff.Nimmer@tscg.com • 336.430.0005
Taylor Drouillard • Taylor.Drouillard@tscg.com • 480.313.8633

PROPERTY OVERVIEW

- **Size:** 5,100 SF
Free Standing Former IHOP
- **Traffic Count:**
44,500 AADT (Dixon Drive)
- **Anchor:** Outparcel to New Ingles Grocery Store. Across Dixon Drive from Walmart and Lowes Hardware.
- **Access:** Cross access with Ingles. Entry points from both E. Dixon and Earl Road.
- **Lease Type:** Existing Building or Ground Lease



SHELBY TRADE AREA

5-MILE RADIUS



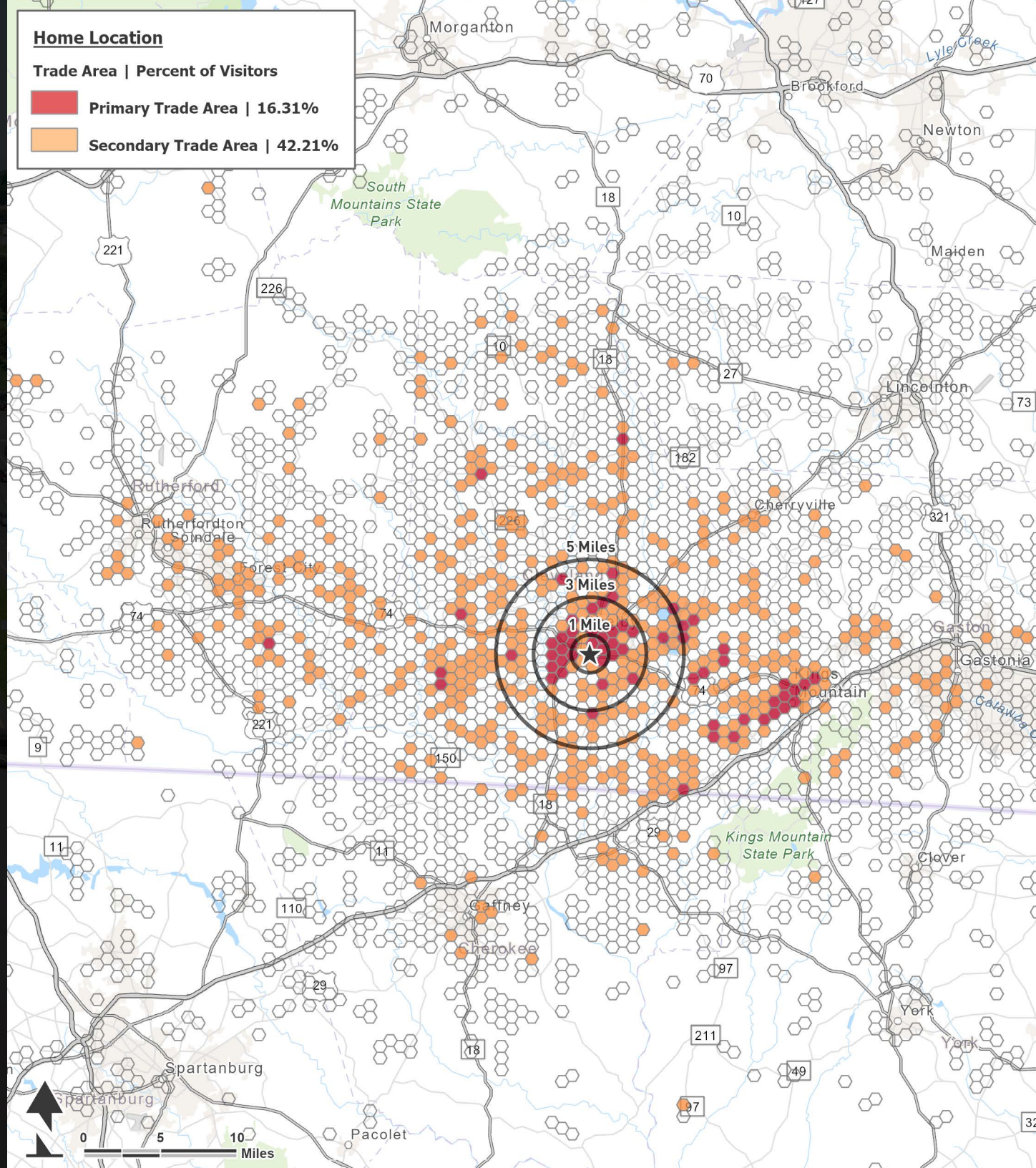
2019 POPULATION
36,122



2019 DAYTIME POPULATION
40,271



2019 AVERAGE HOUSEHOLD INCOME
\$59,016





PETSMART
HIBBETT SPORTS
CAFO
SALLY BEAUTY

FATZ
T-Mobile

CREEKSIDE CLOCK

LIDL

ROYAL WASHES

74

Walmart

Chick-fil-e

FUTURE
ingles

GameStop

FIREHOUSE
SUBS

Great Clips

44,500 AADT

E DIXON BLVD

74

Pizza
Hut

EARLROAD

7,200 AADT



OfficeMax

LOWE'S



Walmart

EARLROAD



FIREHOUSE SUBS GameStop

Great Clips

74



E DIXON BLVD

EARL ROAD

44,500 AADT

7,200 AADT





OfficeMax

LOWE'S



NextCare
URGENT CARE

Applebees

NTB
TIRE & SERVICE CENTERS

FIREHOUSE
SUBS

GameStop

Great Clips

EARLROAD

74

E DIXON BLVD

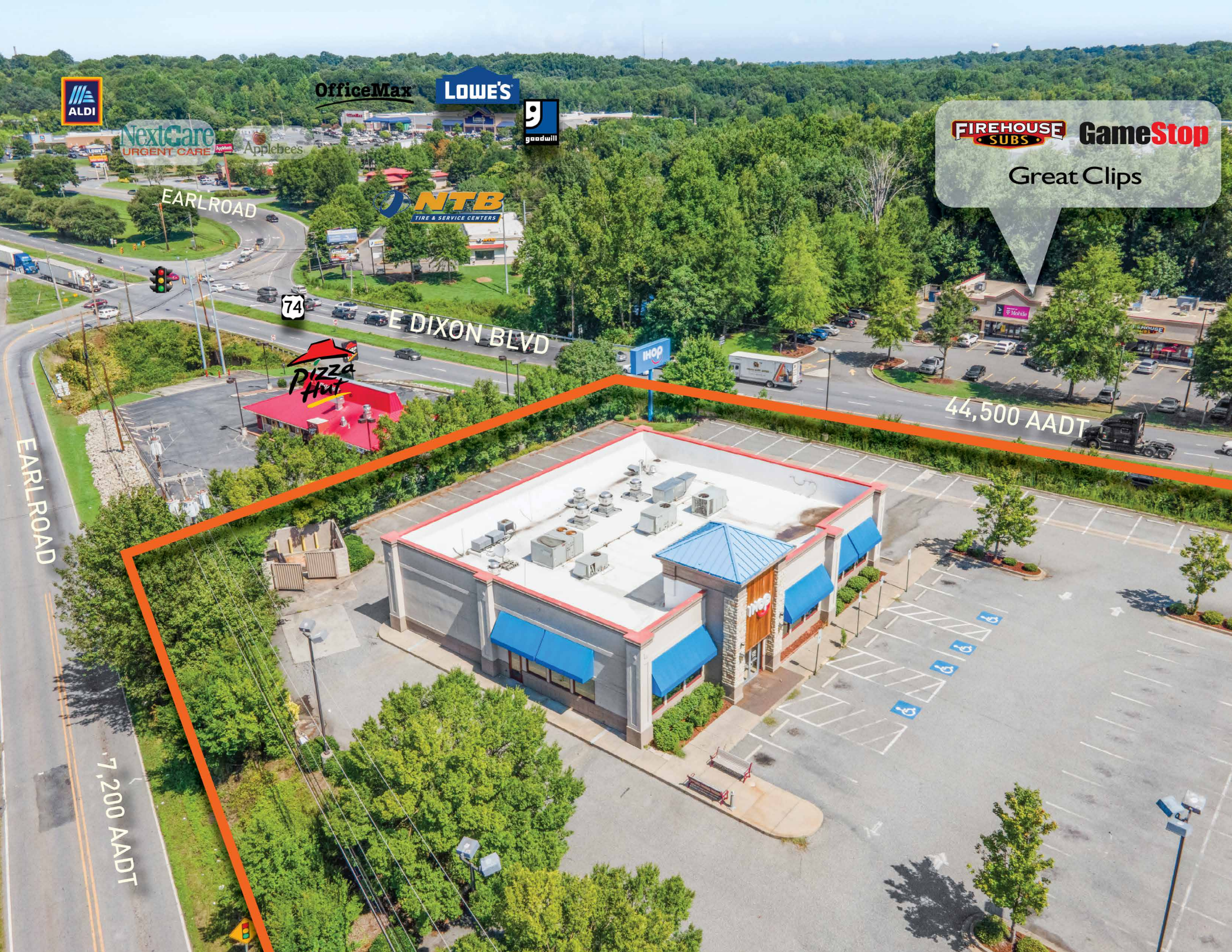
Pizza
Hut

ihop

44,500 AADT

EARLROAD

7,200 AADT





EXCLUSIVE LEASING PACKAGE

Jeff Nimmer, CCIM • Jeff.Nimmer@tscg.com • 336.430.0005
Taylor Drouillard • Taylor.Drouillard@tscg.com • 480.313.8633