

821 S. LAFAYETTE STREET



LEGACY
COMMERCIAL PROPERTY

SHELBY, NC 28151

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has prime retail space available for lease at 821 S. LAFAYETTE STREET in Shelby, NC. This well-managed retail or office space has 8,500 SF multi-tenant building on the NE corner of E Dixon Blvd & Lafayette St. The building is in a well-established area with attractive on-site parking, over 40 spaces. The 8,500 SF building sits near the center of the Shelby business district and is ready for its next generation of retail. This property is a well-known retail staple of the Shelby community for years and offers landmark recognition & captivating signage. Give our team of Cleveland County leasing experts a call at 847-904-9200 or fill out our contact form to get more info about this available property. This is an excellent opportunity to expand your business on the NE corner of E Dixon Blvd & Lafayette St.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	7,000 SF
Building Size:	8,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,565	8,837	14,124
Total Population	3,879	22,216	36,182
Average HH Income	\$49,183	\$44,927	\$47,390

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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ADDITIONAL PHOTOS



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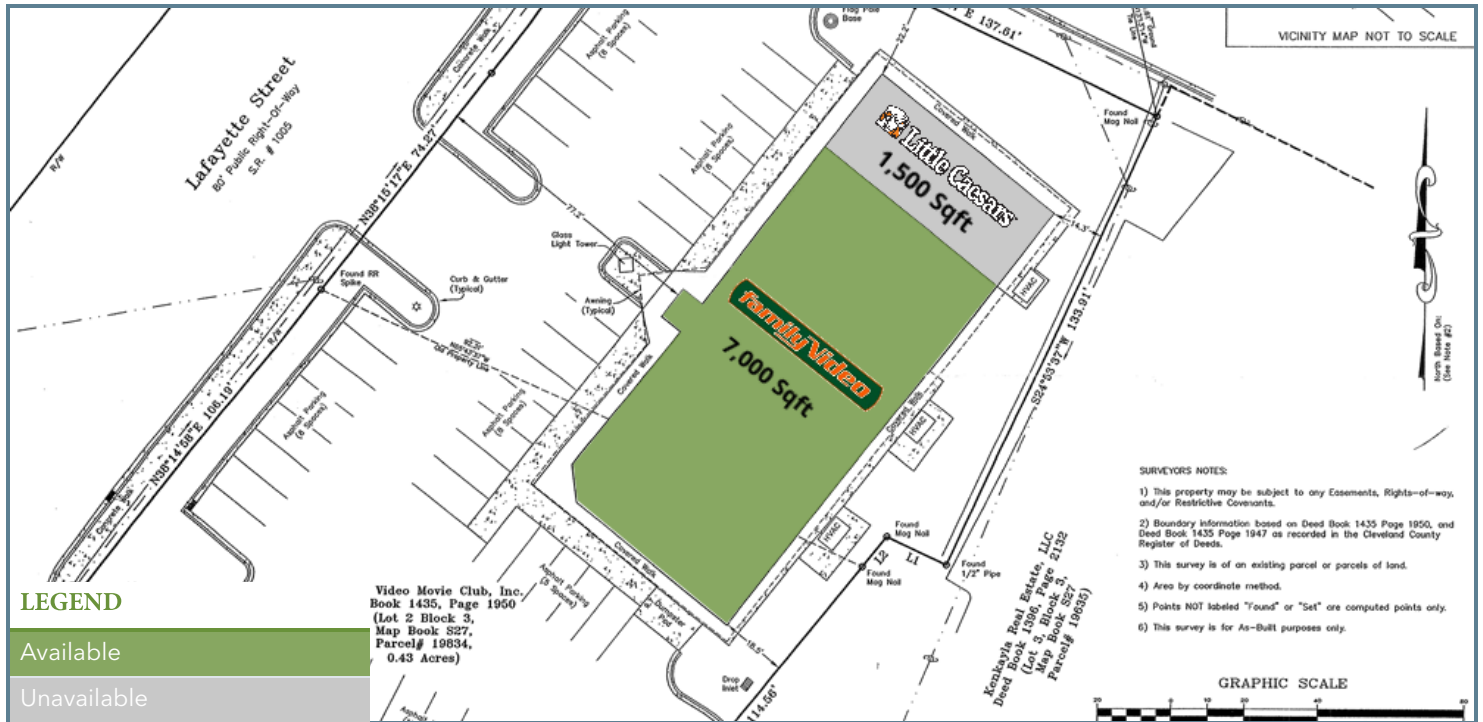
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,000 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
FAMILY VIDEO #427	Available	7,000 SF	NNN	Negotiable	-
LITTLE CAESAR'S PIZZA	LITTLE CAESAR'S PIZZA	1,500 SF	NNN	-	-

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RETAILER MAP



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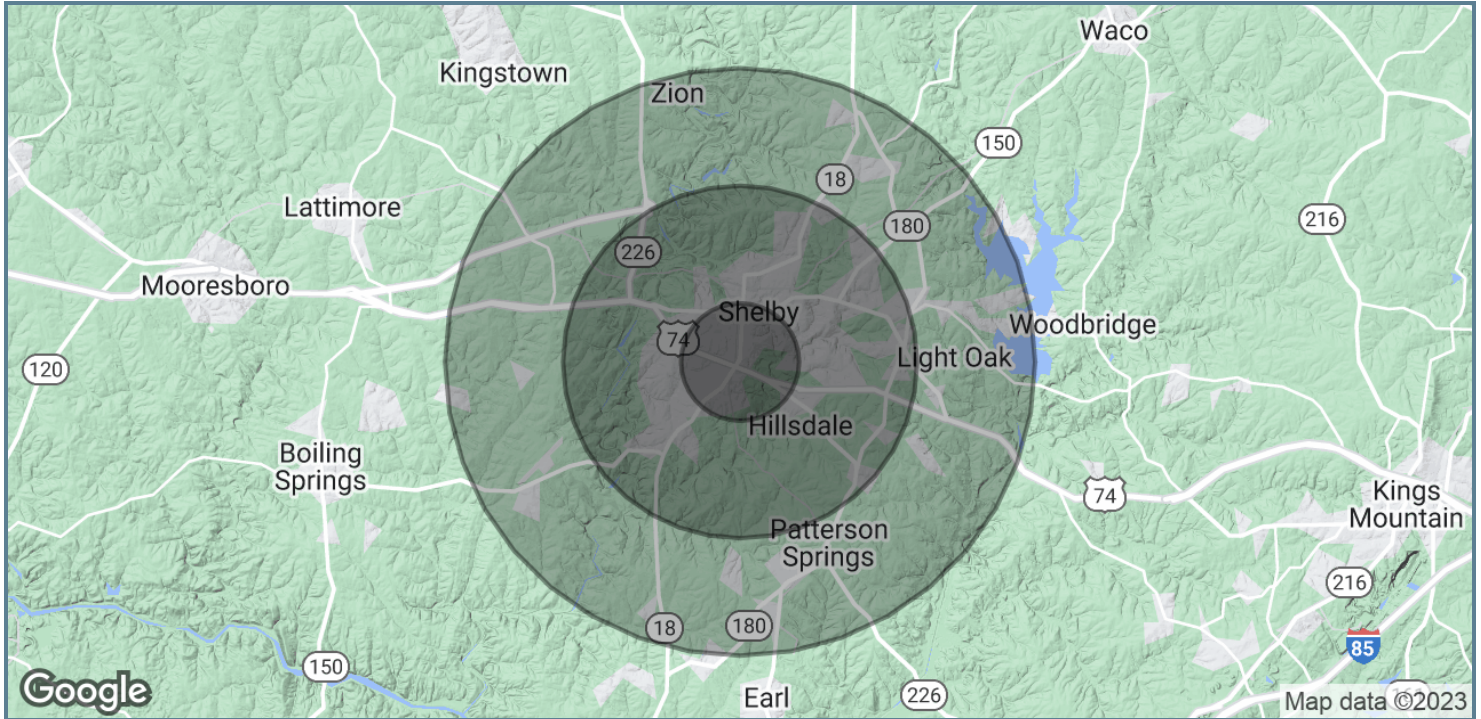
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,879	22,216	36,182
Average Age	40.8	38.8	39.0
Average Age (Male)	36.9	34.4	36.0
Average Age (Female)	43.7	42.0	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,565	8,837	14,124
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$49,183	\$44,927	\$47,390
Average House Value	\$107,704	\$109,100	\$118,583

* Demographic data derived from 2020 ACS - US Census

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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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Chat With a Leasing Agent Today

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