Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market. For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.

City Contact Information

Rick Howell
rick.howell@cityofshelby.com
300 South Washington Street
Shelby, NC 28151
704-484-8666 phone
704-484-8687 fax
cityofshelby.com

Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

- La Grange, GA
- Carrollton, GA
- Central, SC
- Spartanburg, SC
- Johnson City, TN
- Rome, GA

Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. Let us know how we can help you find a site!

Restaurant  Apparel  Grocery  Discount/Value

Demographics

Population 35,311
Average Age 41.0
Household Income (Median) $38,270
Number of Households 11,532
Household Income (Average) $52,157

Daytime Population 49,134

SHELBY, NORTH CAROLINA

Market Guide

DEMOGRAPHIC PROFILE 1 Mile Radius 3 Mile Radius 5 Mile Radius

- 2018 Estimated Population: 3,189 22,829 35,760
- Daytime Population: 6,569 35,849 47,140
- Median HH Income: $31,708 $36,124 $38,352
- Number of Households: 1,325 9,595 14,729

- 2018 Estimated Population: 5,146 15,059 35,311
- Daytime Population: 11,232 26,826 49,134
- Median HH Income: $28,466 $36,426 $38,270
- Number of Households: 2,077 6,372 14,532

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