



FOR SALE · SHELBY, NORTH CAROLINA

1241 Fallston Rd

6,500 SF retail building on 1.25 acres

ASKING PRICE

\$1,100,000

\$169.23 per square foot

6,500 SF

BUILDING

1.25 ac

LOT SIZE

125 ft

FRONTAGE

CPD-GB

ZONING

Offering brochure · Foothills Commercial Real Estate

Spencer Borders, Principal · (980) 404-1111 · 1241fallston.com

THE OFFERING

A single-tenant retail building, offered for sale

1241 Fallston Rd is a 6,500 square foot retail building on 1.25 acres with 125 feet of frontage on Fallston Road (NC-18), the high-traffic corridor between the Ingles shopping center and downtown Shelby. The property adjoins Family Dollar, Ingles Foods and Edward Jones. It is offered as an outright sale of the building and the land — no lease to assume and no tenant to take over. The current operator has occupied the building since 2021; financials are available to qualified buyers under NDA.



SALE TYPE	Outright sale	Building and land conveyed together, fee simple.
PRICE	\$1,100,000	\$169.23 per square foot of building area.
BUILDING AREA	6,500 SF	Retail, office and warehouse space under one roof.
LOT SIZE	1.25 acres	Includes roughly a half-acre for future expansion.
FRONTAGE	125 feet	Direct frontage on Fallston Road (NC-18).
ZONING	CPD-GB	Commercial planned development, City of Shelby.
ADJOINING	Family Dollar · Ingles · Edward Jones	
CLOSE	30–45 days	Cash or conventional financing.

THE PROPERTY

Photography



OVERHEAD — ROOF AND PARKING



AERIAL — FALLSTON RD CORRIDOR



SIDE ELEVATION



PARKING LOT



SHOWROOM



OPEN RETAIL AREA



FRONT OFFICE



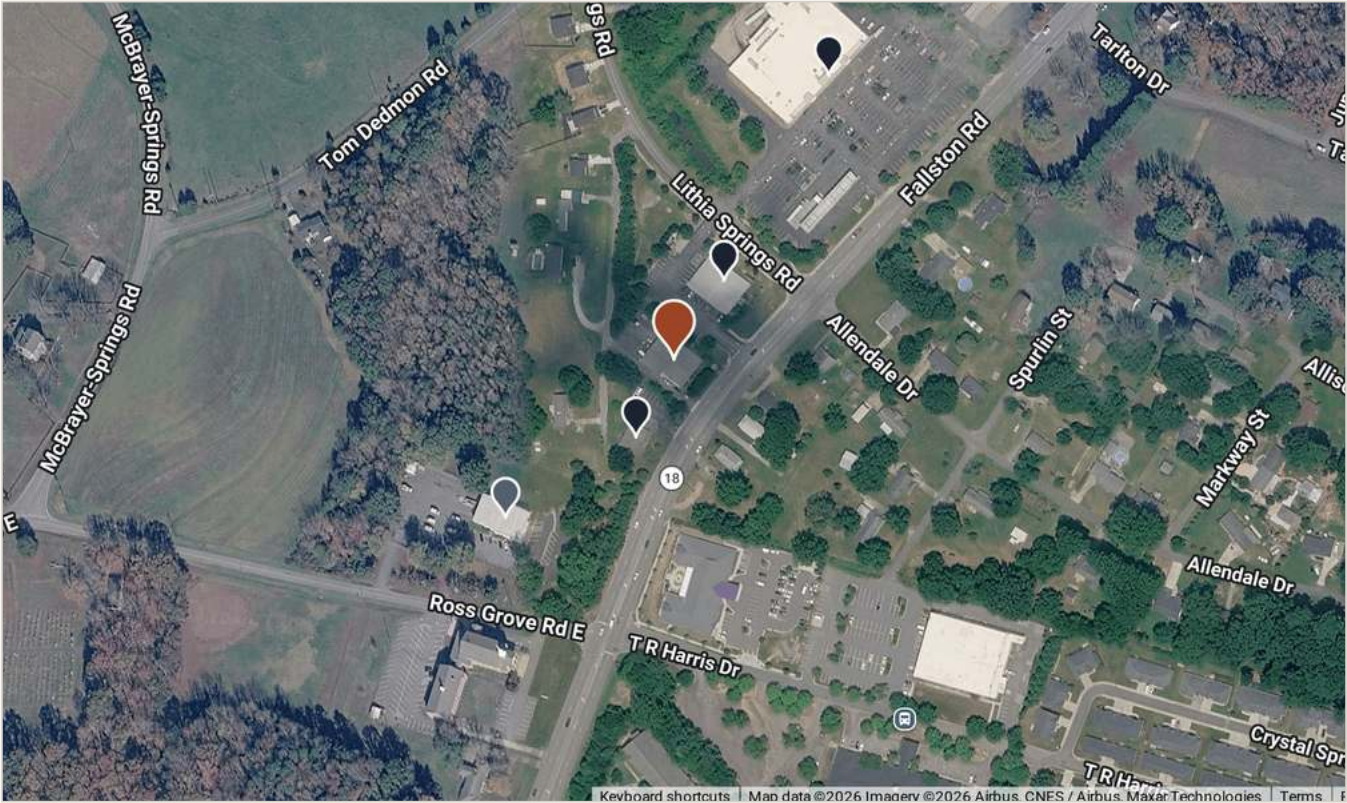
WAREHOUSE BAY

A full set of 28 photographs, including interior and drone imagery, is available at 1241fallston.com.

LOCATION

On the Highway 18 retail corridor

The property sits on Fallston Road (NC-18) in Shelby, the Cleveland County seat, between the Ingles shopping center to the north and downtown Shelby to the south. Charlotte is 43 minutes east.



BRICK PIN = 1241 FALLSTON RD · DARK PINS = CO-TENANTS

CO-TENANTS AND NEIGHBORS

Family Dollar	1285 Fallston Rd	Adjoining — national value retailer
Ingles Markets	1305 Fallston Rd	Anchor grocery, adjacent shopping center
Edward Jones	1235 Fallston Rd	Adjoining — financial services office
Spectrum Mobile	1229 Fallston Rd	Nearby retail
Save More	1210 Fallston Rd	Nearby retail, across Fallston Rd

THE MARKET

Demographics & traffic

Shelby is the Cleveland County seat and the regional retail hub for a county of just over 103,000 people.

22,100

SHELBY POPULATION
City, 2024

103,325

COUNTY POPULATION
Cleveland County, 2025

\$48,376

MEDIAN HH INCOME
Shelby, 2024

9,458

EMPLOYED RESIDENTS
Shelby, 2024

\$197,200

MEDIAN HOME VALUE
Shelby, 2024 — up 6.4% YoY

20.2 min

MEAN COMMUTE
Shelby, 2024

TRAFFIC AND ACCESS

Fallston Rd (NC-18)	±13,000 VPD
Frontage	125 ft
Charlotte, NC	43 min
Trade area	County seat · retail corridor

VPD = vehicles per day (annual average daily traffic). Sources: U.S. Census Bureau ACS 2024 5-year estimates and Census QuickFacts (2025); NCDOT annual average daily traffic counts. A full demographics package and traffic report are included in the offering memorandum.

LISTING BROKER

Speak with the broker



Spencer Borders

PRINCIPAL · FOOTHILLS COMMERCIAL REAL ESTATE

(980) 404-1111

1241fallston.com

A Cleveland County native and a graduate of The Citadel, Spencer founded Foothills Commercial Real Estate in 2013 to bring large-market service to the foothills between Asheville and Charlotte. His eight years at CBRE focused on retail landlord and tenant representation, and he has negotiated over 500,000 square feet of retail space valued in excess of \$50 million. He lives in Shelby with his wife and two sons.

NEXT STEPS

Survey, tax card, title documents and property financials are available to qualified buyers under a confidentiality agreement, usually the same day. Request the offering memorandum at 1241fallston.com or call (980) 404-1111 to schedule a site tour.

Disclaimer: The information in this brochure has been obtained from sources believed to be reliable, but it has not been independently verified and is not guaranteed. Price, availability and terms are subject to change or withdrawal without notice and are subject to the executed purchase agreement. Buyers should conduct their own due diligence. Map imagery © Google.