

EXECUTIVE SUMMARY



LEASE RATE **\$16.00 SF/YR**

OFFERING SUMMARY

Available SF:	2,000 - 6,000 SF
Lease Rate:	\$16.00 SF/yr (NNN)
Lot Size:	8.62 Acres
Year Built:	1990
Building Size:	6,000 SF
Zoning:	C-5

PROPERTY OVERVIEW

Lake Hickory Plaza is located on the highly used US 321 with convenient access to a large parking lot with plenty of room for your customers. This area of Hickory is growing and is part of the Hickory Trail that will allow pedestrian traffic near the property. The parking lot is accessible from 3 entrances and the visibility of the center is tremendous.

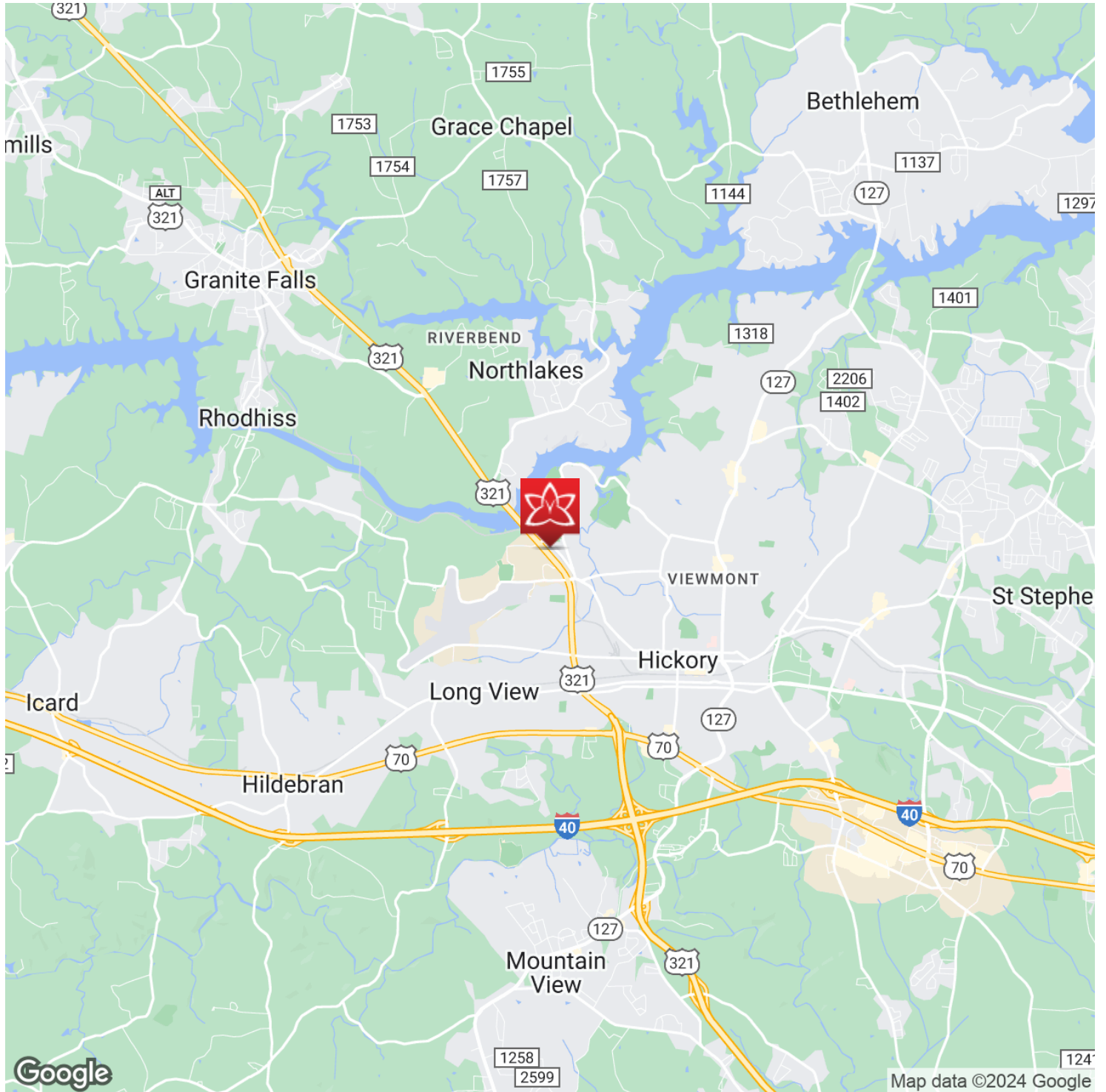
The campus for Appalachian State University Hickory is just a half mile away.

This vacant space offers many wonderful options for retail, office or restaurant. 6,000 sq ft available for a nice large unit but can be divided into as low as 2,000 sq ft for a smaller business. The large space is set up for 2 restrooms and open floor plan but can be built out for your needs. The unit is empty currently ready for new walls, ceilings, flooring and we can implement your needs into the buildout design. There may be opportunities for outside seating with right design. We offer design and contracting services as needed.

AZALEA MANAGEMENT & LEASING

828.298.3406 x115
 information@azaleamanagement.com

LOCATION MAP



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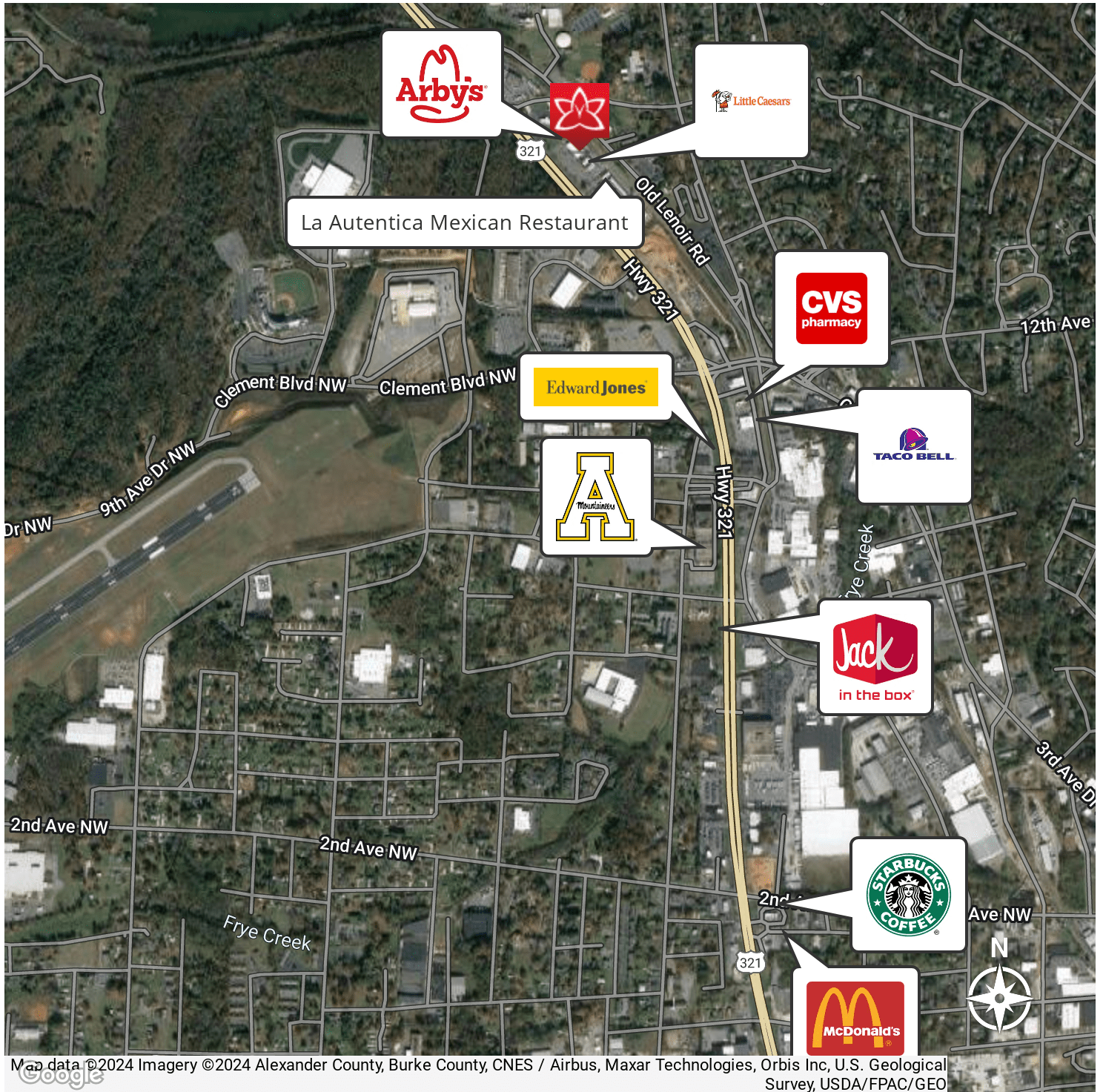
AERIAL MAP



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RETAILER MAP

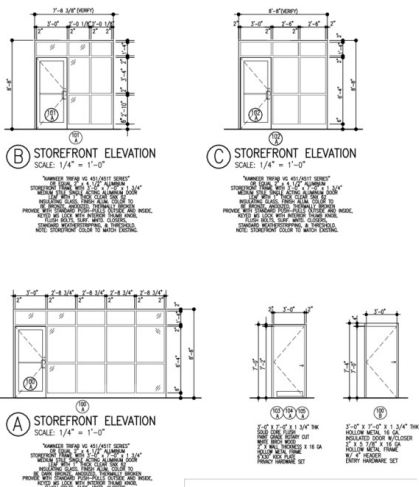


Map data ©2024 Imagery ©2024 Alexander County, Burke County, CNES / Airbus, Maxar Technologies, Orbis Inc, U.S. Geological Survey, USDA/FPAC/GEO

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FLOOR PLANS



DOOR SCHEDULE
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION
1	ALUMINUM CLAD GLASS DOOR WITH INSULATED GLAZING UNITS (IGU) AND LOW EMISSION GLASS
2	ALUMINUM CLAD GLASS WINDOW WITH INSULATED GLAZING UNITS (IGU) AND LOW EMISSION GLASS

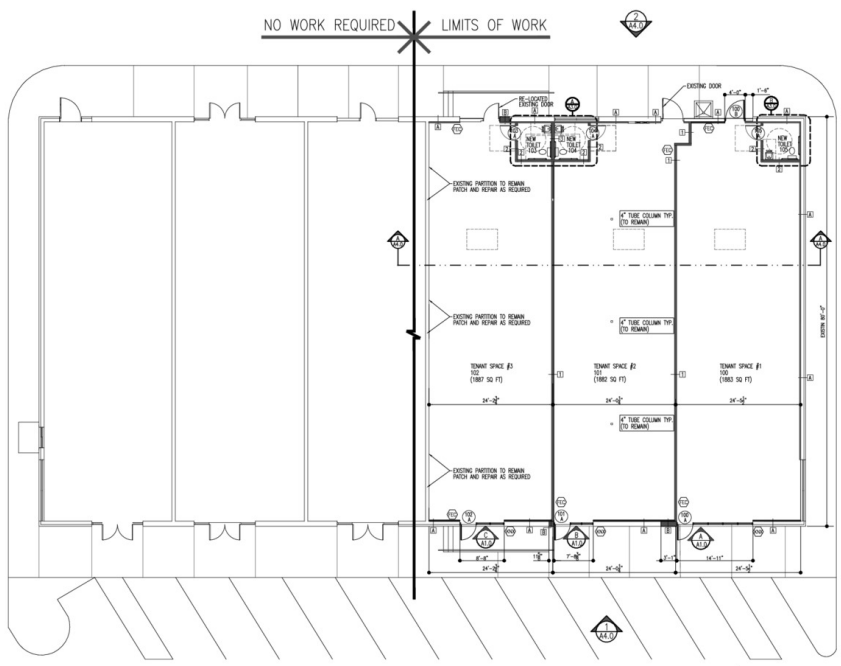
DOOR HARDWARE NOTES

- DOOR HARDWARE ALLOWANCE: 800LBS FOR INTERIOR DOORS; 1000LBS FOR EXTERIOR DOORS.
- DOOR CLOSERS WILL BE INSTALLED AS REQUIRED BY APPLICABLE CODES.
- DOOR HARDWARE SHALL BE NEW UNLESS OTHERWISE SPECIFIED.
- ALL HARDWARE SHALL BE FINISHED TO MATCH EXISTING HARDWARE.
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EXTERIOR WALL INFILL TYPES	EXTERIOR WALL TYPES	INTERIOR WALL TYPES	INTERIOR WALL TYPES	INTERIOR WALL TYPES
TYPE B: EXISTING WALL TO MATCH EXISTING	TYPE A: OPEN BOARD & FINISH TO 1/2" ADJACENT CEILING	TYPE 1: 1/2" GYPSUM BOARD ON BOTH SIDES	TYPE 2: 1/2" GYPSUM BOARD ON ONE SIDE	TYPE 3: 1/2" GYPSUM BOARD ON ONE SIDE TO UNFINISHED OF

GENERAL NOTES

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ICARD ARCHITECTURE, PLLC
1340 HWY 321 NW
HICKORY, NC 28601

PROJECT
A NEW INTERIOR RENOVATION FOR
AZALEA PROPERTIES
1340 HWY 321 NW
HICKORY, NC 28601

SHEET
RENOVATED FLOOR PLAN
11/15/2018

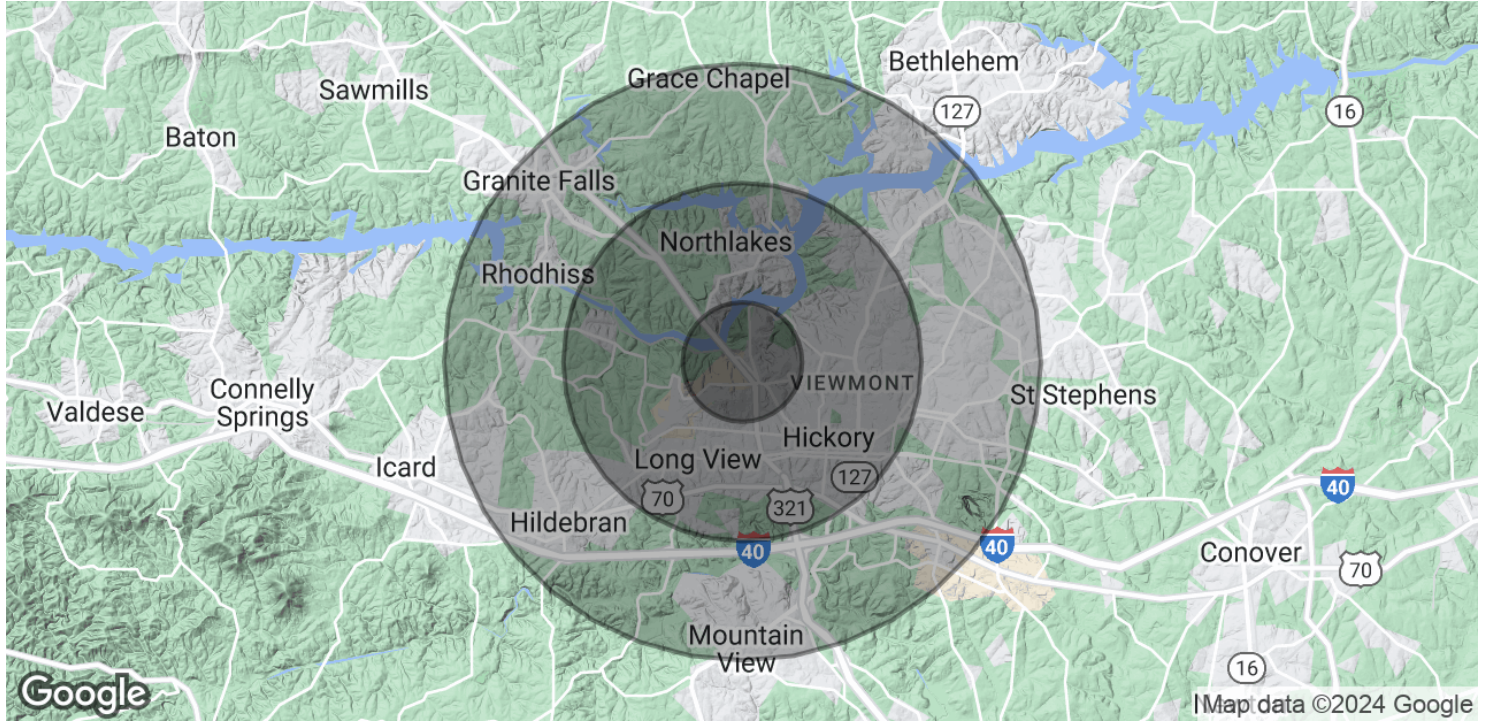
PROJECT NO.
18-000118

DATE:
11/15/18

REVISIONS:

SHEET NUMBER
A1.0
OF: 5

DEMOGRAPHICS MAP & REPORT



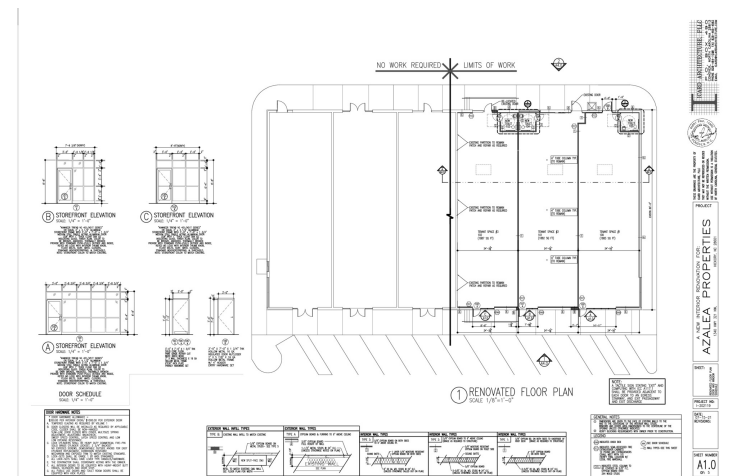
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,941	27,572	62,810
Average Age	41.3	39.3	38.5
Average Age (Male)	41.2	38.5	37.1
Average Age (Female)	41.4	40.9	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,658	11,243	25,261
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$62,863	\$59,694	\$56,634
Average House Value	\$227,389	\$215,706	\$188,853

* Demographic data derived from 2020 ACS - US Census

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ADDITIONAL PHOTOS



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