

PROJECT DETAILS

1862 US HWY 70 SE • ±1 ACRE AVAILABLE FOR SALE OR LEASE • LAND

AVAILABLE SPACE

±1 Acre

TRAFFIC COUNTS

20,500 ADT on US Hwy 70 SE

PROPERTY HIGHLIGHTS

- Retail pad for sale or lease along Hickory's primary retail corridor
- Over 20,000 VPD in front of the site
- Neighboring retailers include Chick-Fil-A, Chipotle, McDonald's, Starbucks, Five Guys, Panera, Longhorn Steakhouse and many others
- Easy access to I-40 and US-321

LEASE RATE

Call to discuss

COUNTY

Catawba

MARKET

Hickory



DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

TOTAL HOUSEHOLDS

964

8,359

29,540



TOTAL POPULATION

1,976

21,561

71,253

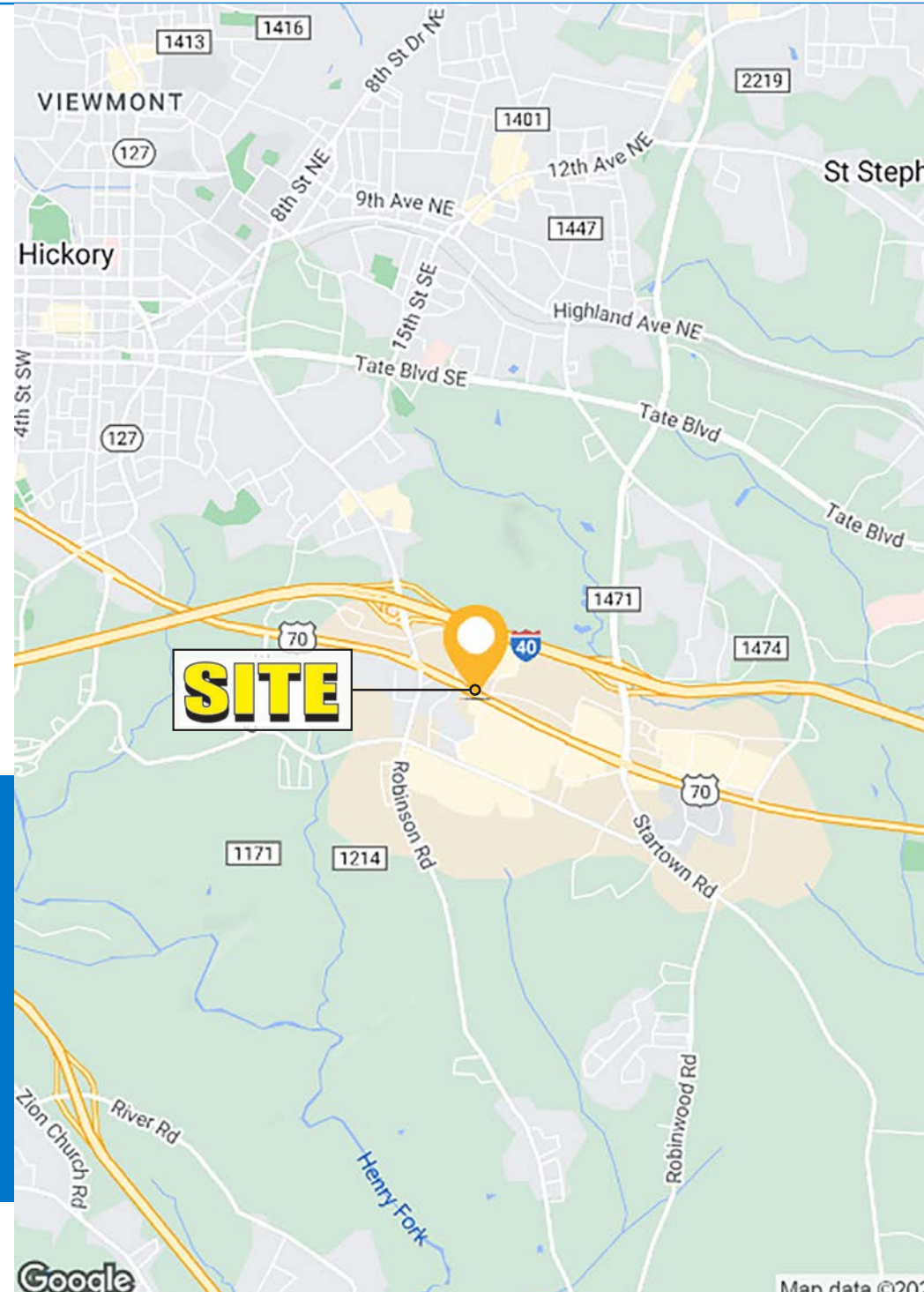


MEDIAN HH INCOME

\$60,326

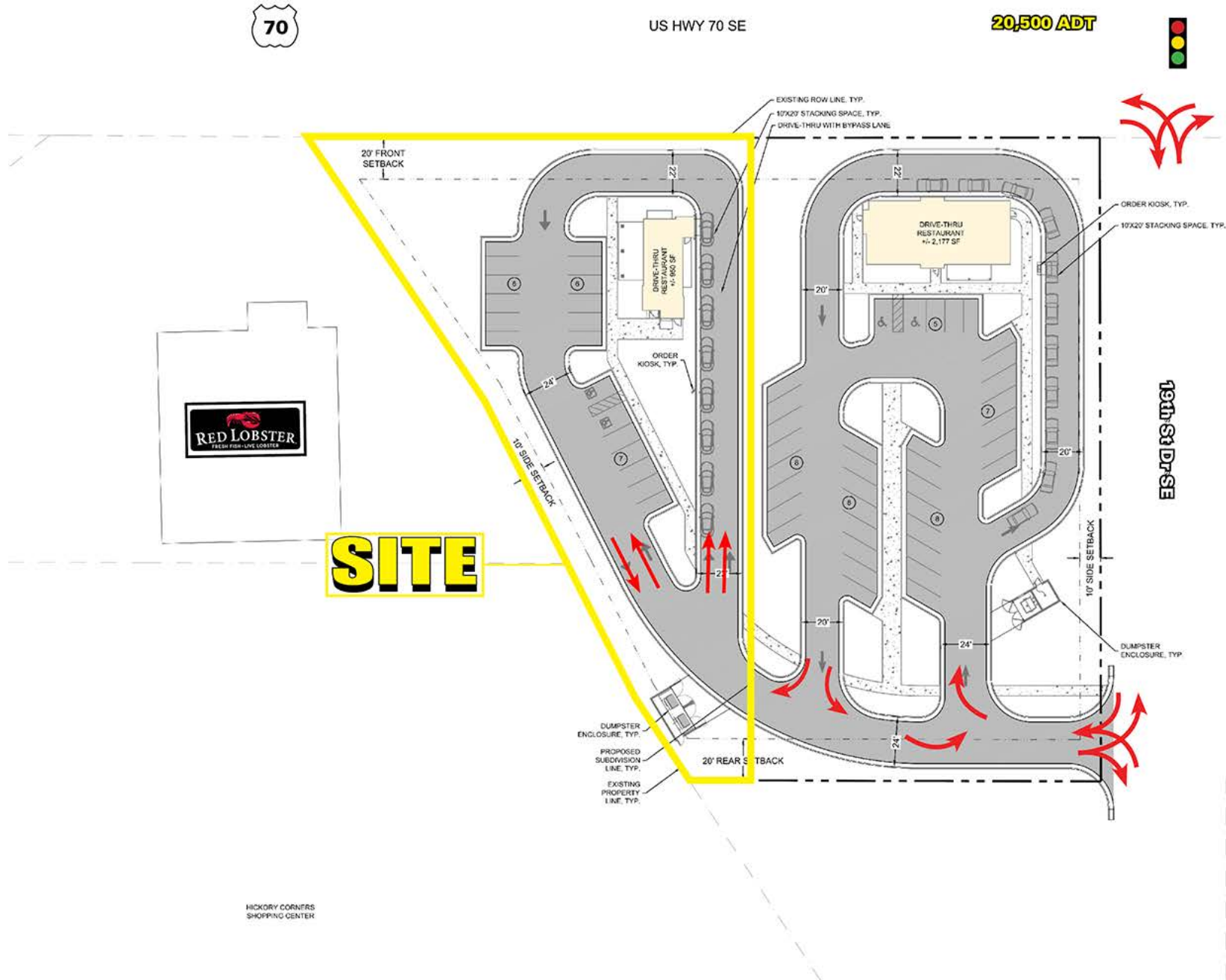
\$47,847

\$55,453

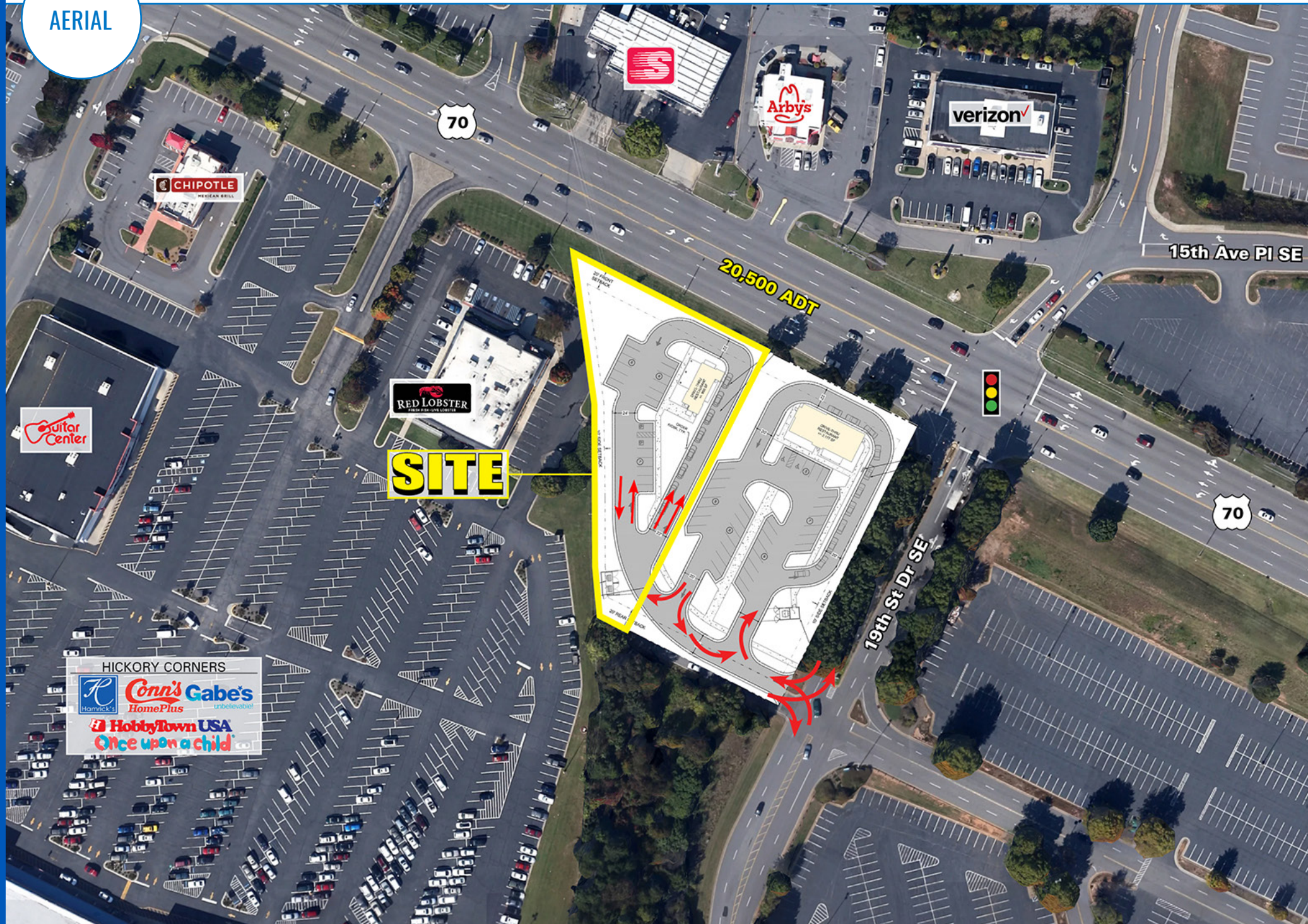


SITE PLAN

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AERIAL



AERIAL





NORTH CAROLINA

HICKORY

The small town of Hickory is located in Catawba County, North Carolina, at the foot of the Blue Ridge Mountains. Situated between big cities Charlotte and Asheville and with a population of about 40,000, Hickory has plenty of Southern charm. Hickory's past and future prospects have drawn to this place a people with an eye for detail and a hand for hard work, a passion for making something of themselves and of the future." The Hickory region is known as "The Furniture Capital of the World".

From delectable farm-to-table restaurants, outdoor adventures on Lake Hickory, and eclectic downtown shops, to a growing craft beer scene and an arts and cultural community to rival that of cities more than twice its size, Hickory offers a unique experience that enthalls residents and attracts visitors from all around.

The City of Hickory has six recreation centers and two senior centers where citizens are offered a wide variety of activities, such as community sports, fitness facilities, fitness and art classes, and more. Hickory boasts 26 city parks, which collectively feature two splash pads, tennis and basketball courts, walking and bike trails, lake access, pavilions, and playgrounds.

For the sports fans, Hickory is home to the Hickory Crawdads, a class A minor league baseball team. The Lenoir-Rhyne University football program is a Division II team and member of the South Atlantic Conference. Hickory also has rich history of stock car racing as the home of Hickory Motor Speedway,



HICKORY, SC

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