



HICKORY, NC

140 US-321 NW

±1.414 ACRES AVAILABLE FOR SALE OR LEASE



PROJECT DETAILS

140 US-321 NW • ±1.414 ACRES AVAILABLE FOR SALE OR LEASE • RETAIL

AVAILABLE SPACE

±1.414 AC

TRAFFIC COUNTS

38,500 ADT on US-321 NW

PROPERTY HIGHLIGHTS

- The town of Hickory, NC has seen rapid growth over the past few years with an average growth rate of 1.22% annually
- In close proximity to two universities: Lenoir-Rhyne University (2,200 students) and Appalachian State University's new Hickory Campus (18,000 students)
- Within a 1-mile radius is more than 3.7M SF of industrial space
- Nearby national industrial employers include: Pepsi Bottling Group, Trane Supply, Master Tech Auto Supplies, Performance Food Group, and United Beverages
- Nearby retailers include McDonald's, Dunkin', Starbucks, and more

SALE PRICE

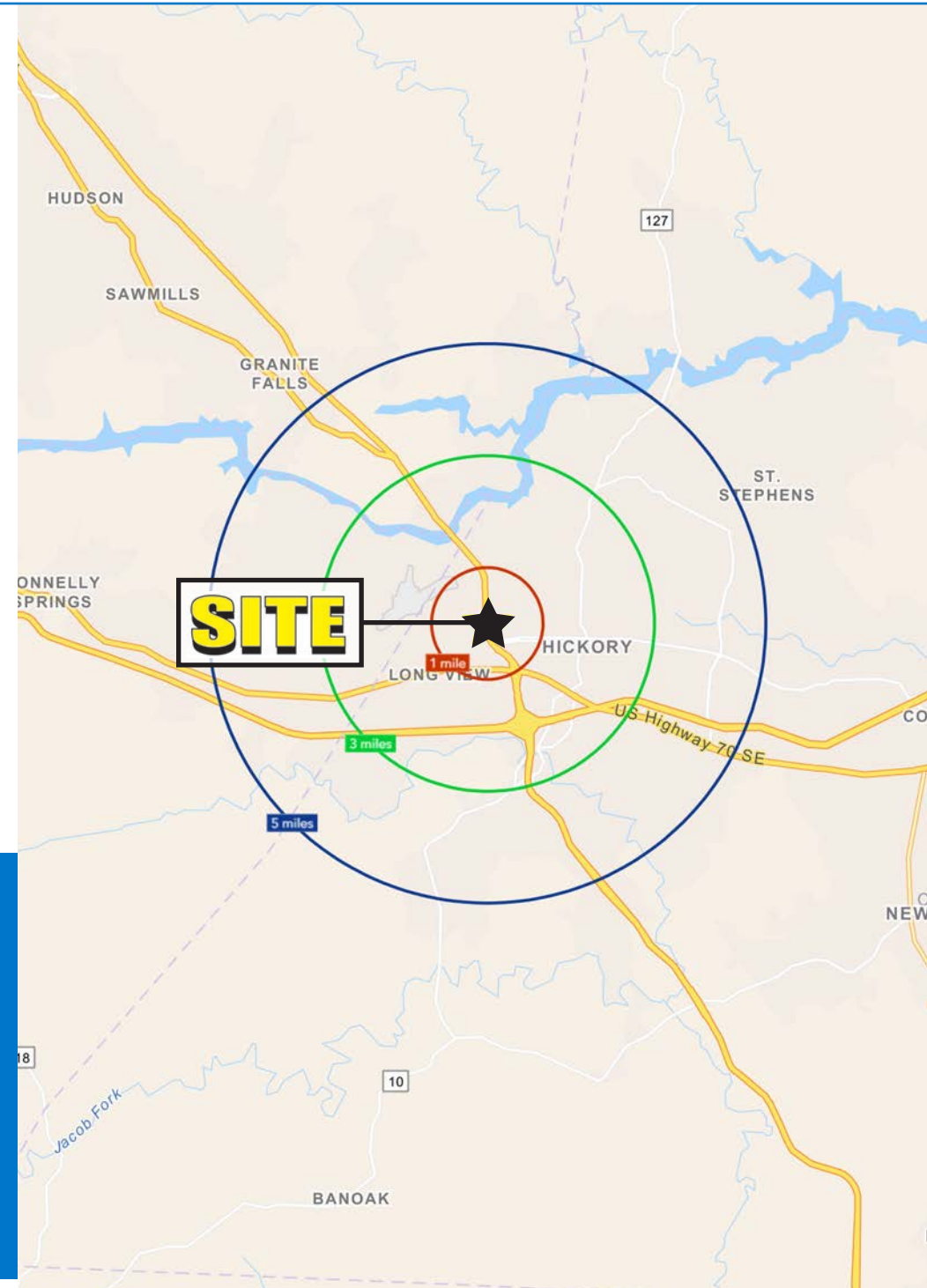
Call to discuss

LEASE RATE

Call to discuss

COUNTY

Catawba



DEMOGRAPHICS

TOTAL HOUSEHOLDS

1 MILE

2,556

3 MILES

13,163

5 MILES

29,086



TOTAL POPULATION

5,824

30,621

67,868



MEDIAN HH INCOME

\$45,627

\$57,988

\$62,529

AERIAL

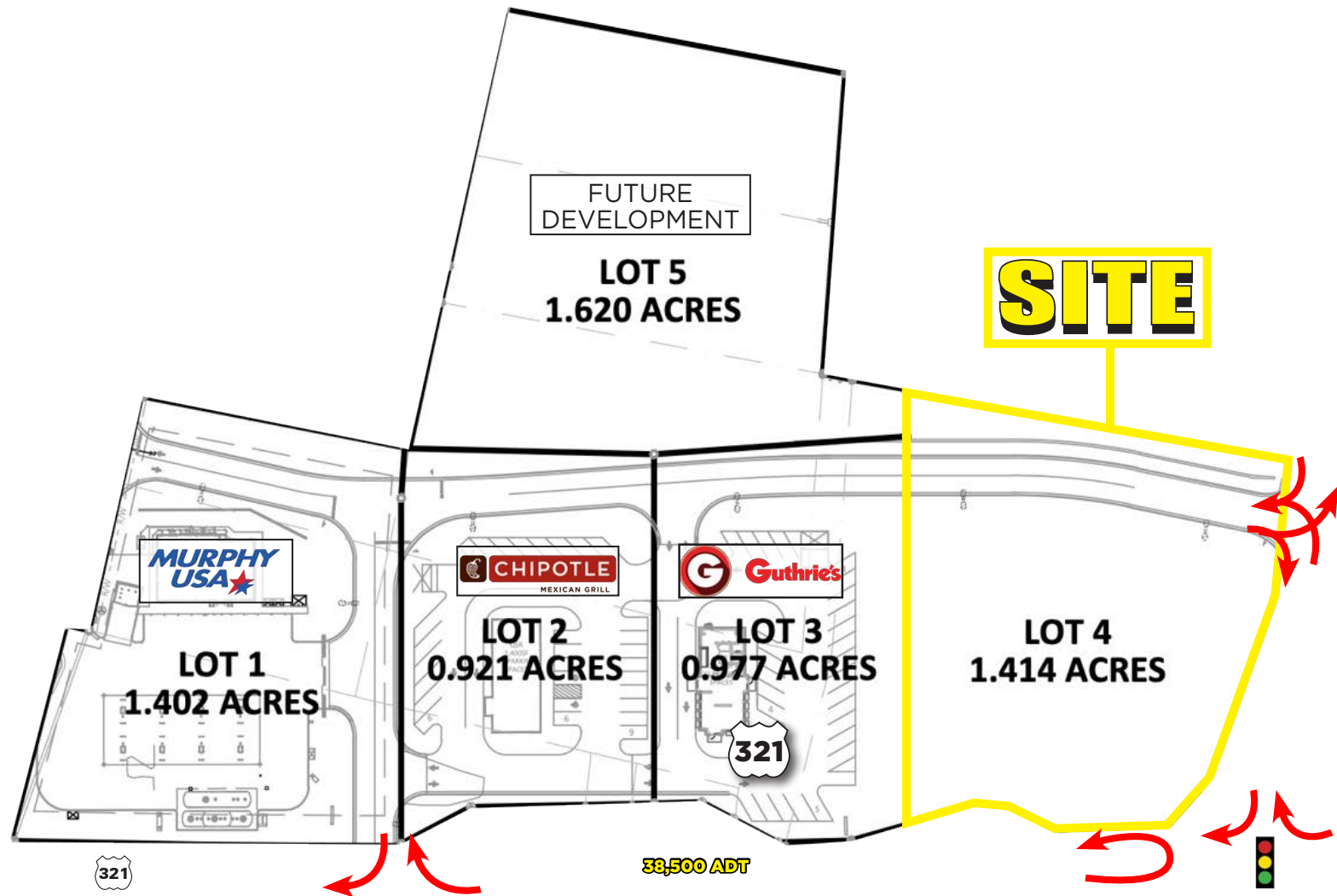


AERIAL



SITE PLAN

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Planned Stoplight & Future DOT Changes



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