



SPRINGS CORNERS SHOPPING CENTER

RETAIL SPACE FOR LEASE
2515 SPRINGS RD NE, HICKORY NC 28601

THE SPACE

Location	2515 Springs Rd NE Hickory, NC 28601
County	Catawba
APN	372309271091

HIGHLIGHTS

- 23,000 Vehicles per Day Springs Road NE. 17,500 Vehicles per Day McDonald Parkway. Total Combined Traffic Count 41,000
- Major Retail Corridor
- Appalachian State University opening a Satellite Campus in the area in the near future
- High Performing Walmart Neighborhood Market Neighboring the Property



Tenant	Square Feet	Rent Per SF (Annual)	Lease Type
2515A	39,601	Contact Broker	Subject to Offer
2473	630	\$15	NNN

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
5,670	34,778	71,933

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$64,699	\$74,293	\$85,236

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,367	14,466	29,793

PROPERTY FEATURES

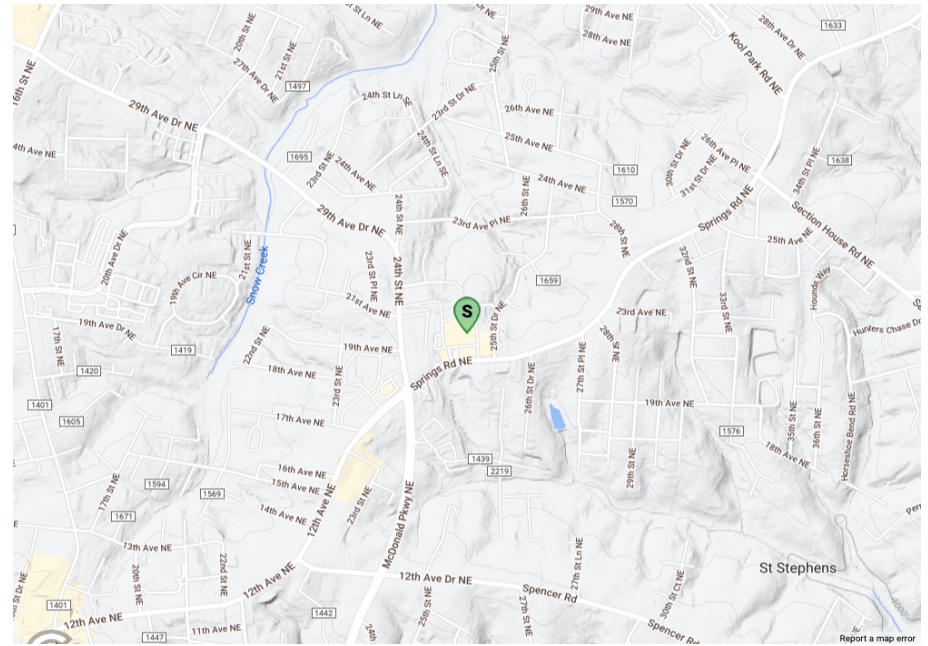
BUILDING SF	81,208
GLA (SF)	70,583
LAND ACRES	10.08
YEAR BUILT	1995
YEAR RENOVATED	2001
ZONING TYPE	CC-1
BUILDING CLASS	B
TOPOGRAPHY	Level
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	300



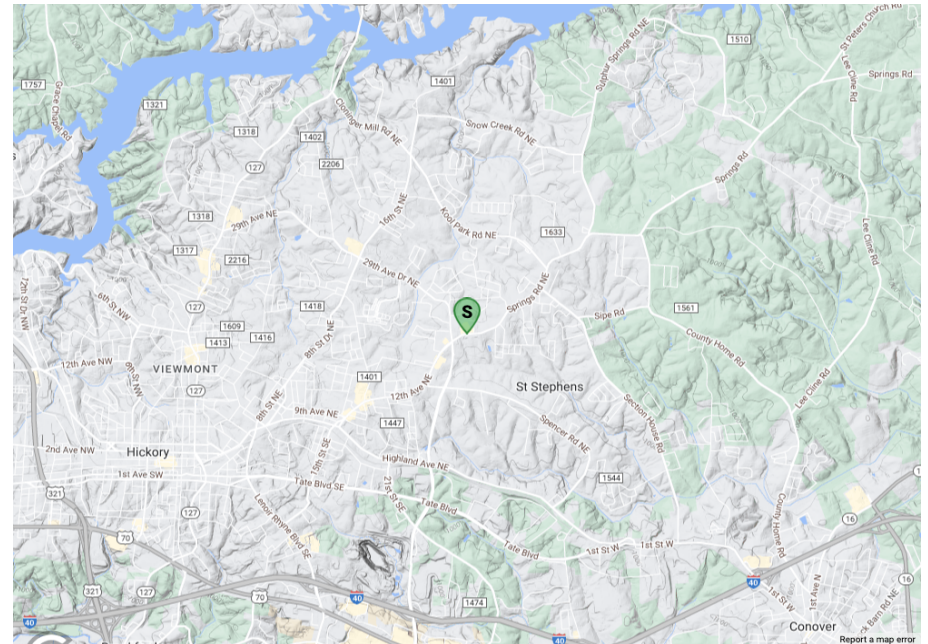
About Hickory, NC

- Nestled in the heart of North Carolina, Hickory is conveniently situated along Interstate 40, a major east-west transportation artery that connects the city to major markets such as Charlotte, Asheville, and Raleigh.
- This prime location ensures easy access for your clients, suppliers, and employees, reducing logistics costs and increasing efficiency. While enjoying a peaceful and picturesque setting, Hickory maintains close proximity to major metropolitan areas.
- Charlotte, the largest city in North Carolina, is just an hour's drive away. This allows your business to tap into the resources, opportunities, and customer base of a bustling urban center while enjoying the advantages of a more affordable and relaxed community.
- Hickory is known for its pro-business attitude and supportive ecosystem. The local government fosters an environment that encourages entrepreneurship, innovation, and economic growth. With a range of incentives, low taxes, and streamlined regulations, Hickory ensures a conducive environment for businesses to flourish.
- Beyond its business advantages, Hickory boasts a high quality of life that appeals to professionals and their families. The city is known for its scenic beauty, abundant outdoor recreational opportunities, and a vibrant arts and cultural scene. With a low cost of living, excellent schools, and a tight-knit community, Hickory offers an enviable work-life balance that contributes to employee satisfaction and retention.

Locator Map



Regional Map





SPRINGS CORNERS SHOPPING CENTER

 **MCDONALD PKWY NE**
17,500 VPD



 **SPRINGS RD NE**
23,500 VPD



**ADDITIONAL ACCESS TO
SIGNALIZED INTERSECTION**

**SPRINGS CORNERS
SHOPPING CENTER**

Walmart
Neighborhood Market

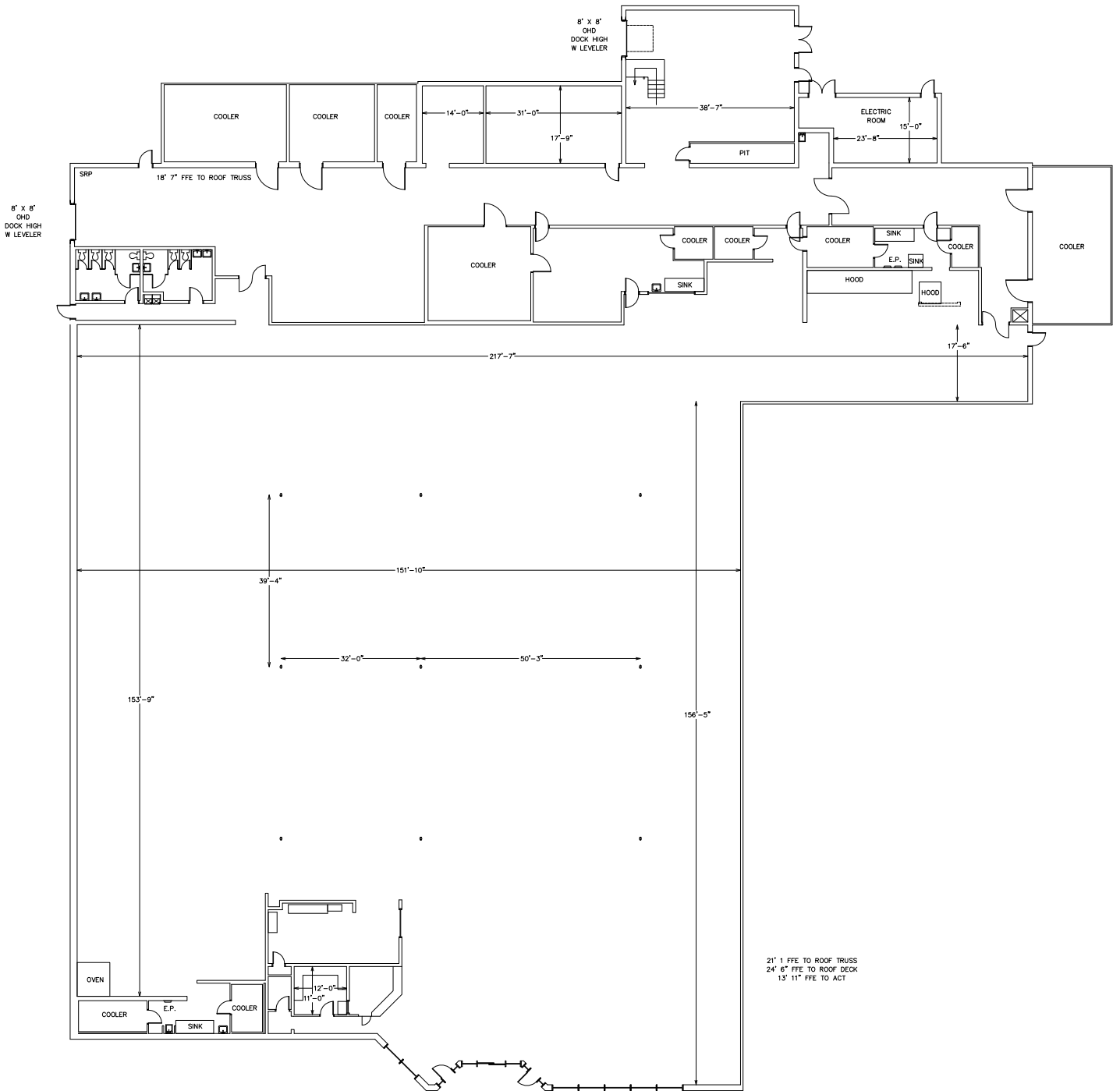
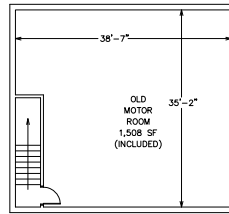


SHEETZ



**MCDONALD PKWY NE
17,500 VPD**

**SPRINGS RD NE
23,500 VPD**



2515 SPRINGS RD NE
HICKORY NC
39,601 TOTAL SF





39,601 SF Space



630 SF SPACE



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,200	31,401	63,563
2010 Population	4,897	32,074	67,588
2022 Population	5,670	34,778	71,933
2027 Population	5,607	35,219	72,837
2022-2027: Population: Growth Rate	-1.10 %	1.25 %	1.25 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	439	1,904	3,608
\$15,000-\$24,999	238	1,493	2,803
\$25,000-\$34,999	276	1,373	2,474
\$35,000-\$49,999	302	1,854	3,548
\$50,000-\$74,999	346	2,738	5,560
\$75,000-\$99,999	364	1,985	3,906
\$100,000-\$149,999	281	1,970	4,478
\$150,000-\$199,999	66	615	1,607
\$200,000 or greater	55	534	1,810
Median HH Income	\$45,582	\$53,965	\$58,721
Average HH Income	\$64,699	\$74,293	\$85,236

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,146	13,232	27,055
2010 Total Households	1,997	12,878	27,265
2022 Total Households	2,367	14,466	29,793
2027 Total Households	2,360	14,788	30,440
2022 Average Household Size	2.38	2.32	2.35
2000 Owner Occupied Housing	1,196	7,536	16,412
2000 Renter Occupied Housing	849	4,899	8,838
2022 Owner Occupied Housing	1,389	9,000	19,948
2022 Renter Occupied Housing	978	5,466	9,845
2022 Vacant Housing	181	1,313	2,806
2022 Total Housing	2,548	15,779	32,599
2027 Owner Occupied Housing	1,421	9,421	20,789
2027 Renter Occupied Housing	939	5,367	9,651
2027 Vacant Housing	184	1,273	2,687
2027 Total Housing	2,544	16,061	33,127
2022-2027: Households: Growth Rate	-0.30 %	2.20 %	2.15 %



Source: esri

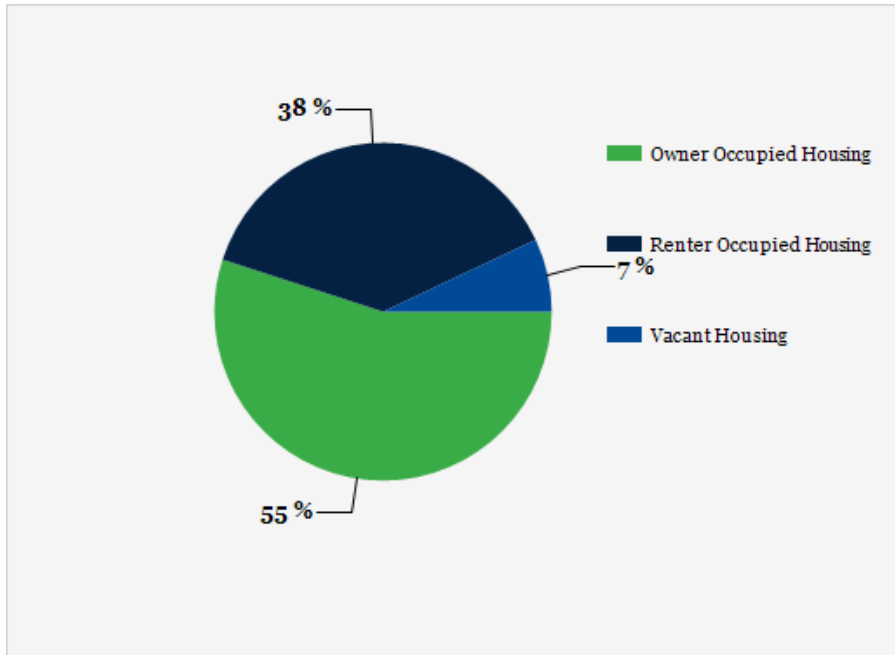
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	396	2,335	4,499
2022 Population Age 35-39	354	2,128	4,395
2022 Population Age 40-44	381	2,160	4,558
2022 Population Age 45-49	342	2,055	4,468
2022 Population Age 50-54	347	2,107	4,609
2022 Population Age 55-59	350	2,099	4,594
2022 Population Age 60-64	353	2,089	4,696
2022 Population Age 65-69	310	1,852	4,258
2022 Population Age 70-74	293	1,800	3,905
2022 Population Age 75-79	242	1,288	2,719
2022 Population Age 80-84	148	890	1,782
2022 Population Age 85+	133	945	1,727
2022 Population Age 18+	4,430	27,424	56,752
2022 Median Age	41	40	42

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$49,759	\$55,217	\$57,433
Average Household Income 25-34	\$67,960	\$71,584	\$75,988
Median Household Income 35-44	\$53,719	\$63,646	\$71,936
Average Household Income 35-44	\$71,748	\$83,899	\$94,547
Median Household Income 45-54	\$62,360	\$68,599	\$76,204
Average Household Income 45-54	\$78,319	\$91,312	\$104,592
Median Household Income 55-64	\$55,242	\$60,019	\$65,992
Average Household Income 55-64	\$71,327	\$83,464	\$97,494
Median Household Income 65-74	\$45,238	\$50,904	\$53,864
Average Household Income 65-74	\$62,770	\$69,959	\$80,453
Average Household Income 75+	\$42,356	\$51,221	\$61,280

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	316	1,989	4,226
2027 Population Age 35-39	380	2,264	4,556
2027 Population Age 40-44	340	2,123	4,455
2027 Population Age 45-49	371	2,131	4,544
2027 Population Age 50-54	333	2,050	4,445
2027 Population Age 55-59	334	2,073	4,529
2027 Population Age 60-64	328	1,988	4,389
2027 Population Age 65-69	327	1,999	4,421
2027 Population Age 70-74	276	1,690	3,815
2027 Population Age 75-79	247	1,566	3,370
2027 Population Age 80-84	198	1,119	2,272
2027 Population Age 85+	157	1,092	2,016
2027 Population Age 18+	4,374	27,878	57,602
2027 Median Age	42	41	42

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,726	\$62,696	\$64,679
Average Household Income 25-34	\$80,045	\$83,978	\$88,820
Median Household Income 35-44	\$66,753	\$74,223	\$82,241
Average Household Income 35-44	\$84,995	\$97,338	\$108,571
Median Household Income 45-54	\$72,909	\$77,075	\$85,616
Average Household Income 45-54	\$90,667	\$103,666	\$119,110
Median Household Income 55-64	\$66,360	\$69,075	\$77,462
Average Household Income 55-64	\$84,671	\$97,149	\$113,014
Median Household Income 65-74	\$53,859	\$58,349	\$62,713
Average Household Income 65-74	\$73,657	\$82,823	\$95,702
Average Household Income 75+	\$47,882	\$60,313	\$72,460

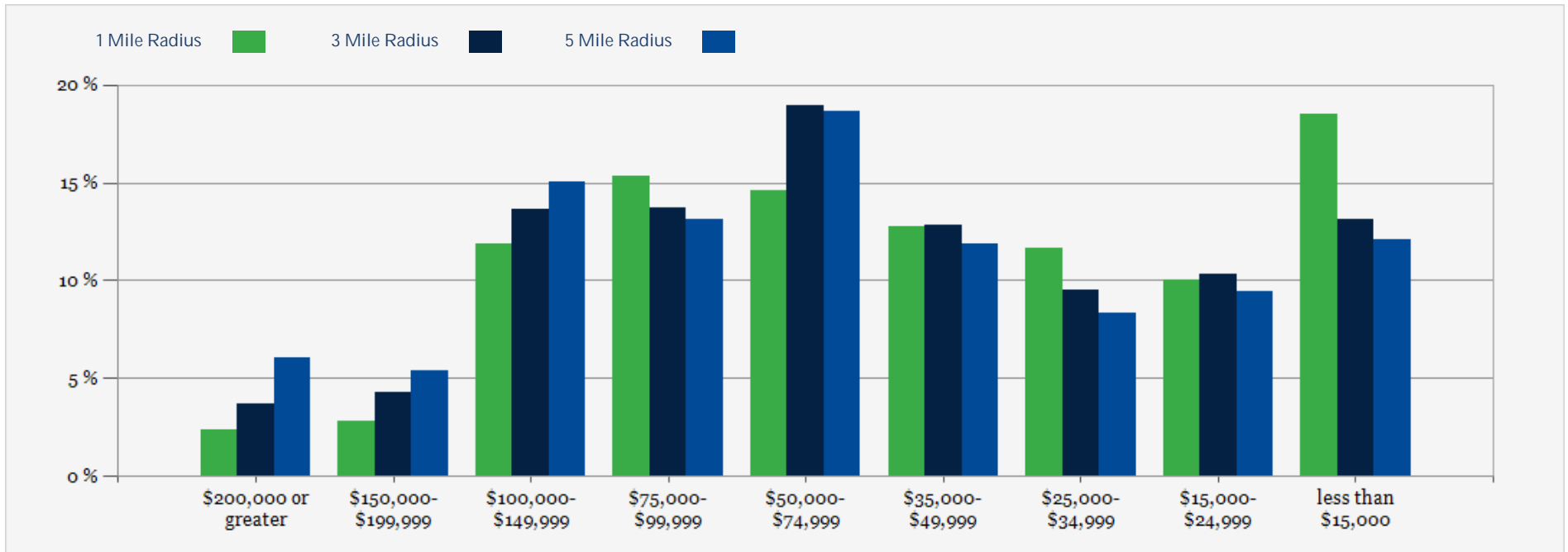
2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



2022 Household Income



Springs Corners Shopping Center

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