

SPRINGS CORNERS SHOPPING CENTER



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ABOUT THE SPACE

39,601 SF RETAIL SPACE FOR LEASE

- 23,000 VPD at Springs Road NE
- 17,500 VPD at McDonald Parkway
- Total Combined VPD: 41,000
- Located at a major retail corridor
- High performing Walmart Neighborhood Market neighboring the property
- Appalachian State University opening a Satellite Campus in the area in the near future



The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information





THE DETAILS

Location	2515 Springs Rd NE, Hickory, NC
County	Catawba
Traffic Count	41,000
Rent/SF	\$15/SF
Lease Type	NNN

PROPERTY FEATURES

GLA SF 70,583

Land Acres 10.08

Year Built 1995

Zoning Type CC-1

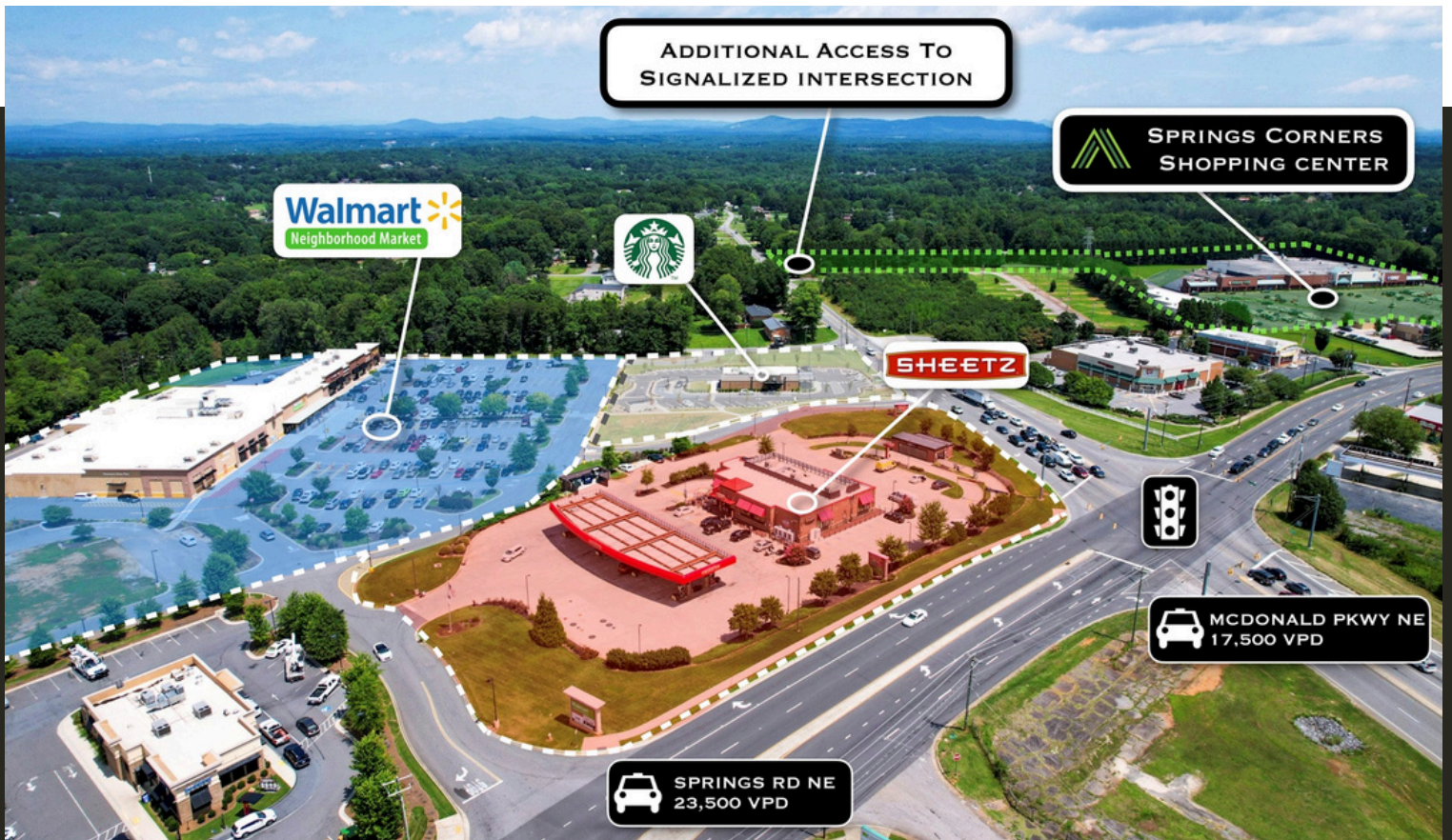
Building Class B



AVAILABLE SPACE

Suite 2515A 15,000 SF - 39,601 SF 1st Floor NNN Rent: \$15/SF







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.

