

2515 SPRINGS ROAD NE, HICKORY, NC 28601

# 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 DETAILS

|               |                                    |
|---------------|------------------------------------|
| Location      | 2515 Springs Rd NE,<br>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 | 39,601 SF | 1 <sup>st</sup> Floor | NNN | Rent: \$15/SF |
| Suite 2517  | 3,200 SF  | 1 <sup>st</sup> 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.

