



HICKORY, NC

140 US-321

±1.414 AC AVAILABLE FOR SALE OR LEASE



PROJECT DETAILS

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

AVAILABLE SPACE

±1.414 AC

TRAFFIC COUNTS

38,500 ADT on US-321

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 3.7MSF 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 McDonalds, Dunkin', Starbucks, and more

SALE PRICE

Call to discuss

LEASE RATE

Call to discuss

COUNTY

Catawba



DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

TOTAL HOUSEHOLDS

2,531

13,032

28,768



TOTAL POPULATION

5,858

30,843

68,315



MEDIAN HH INCOME

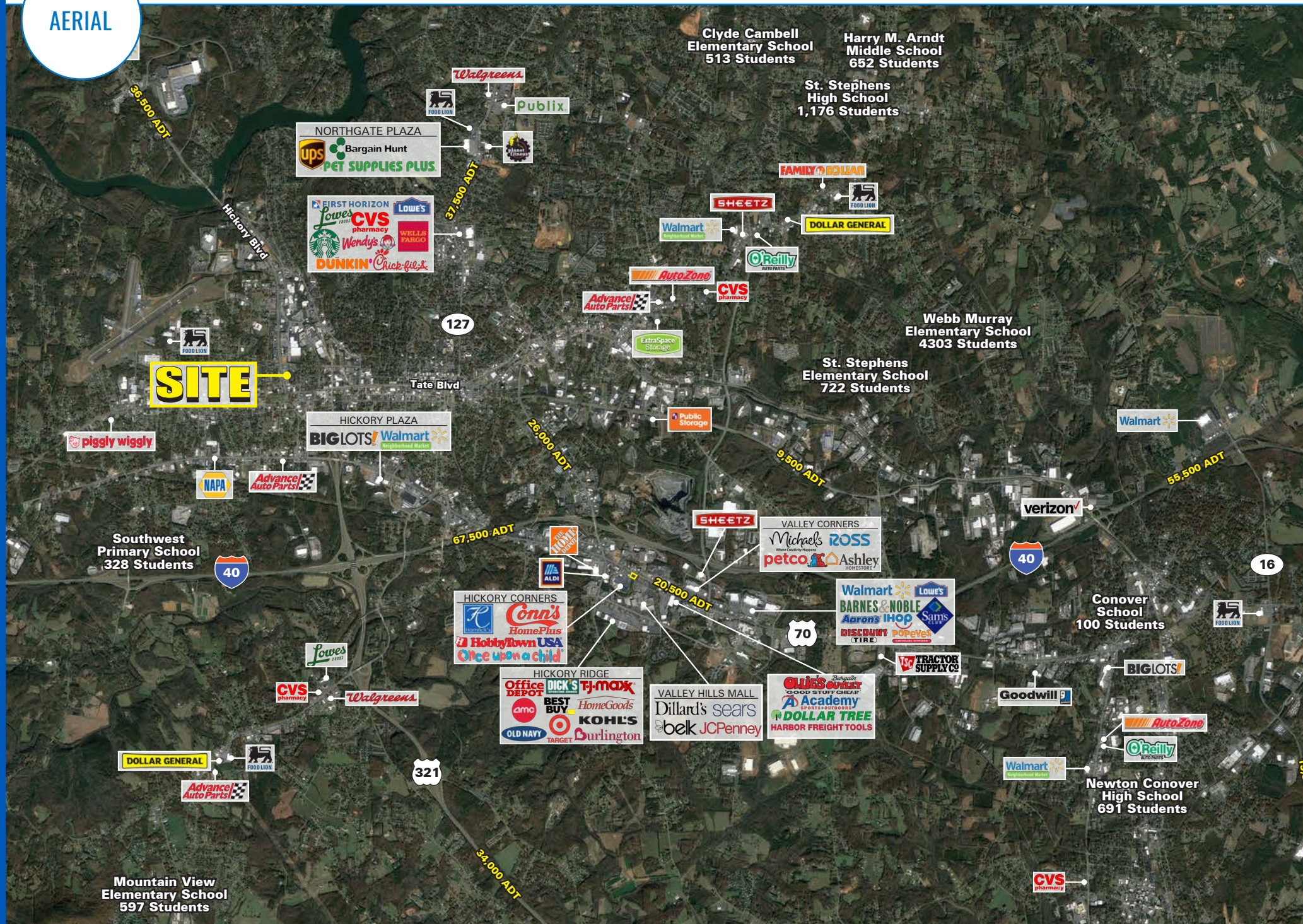
\$45,132

\$57,690

\$63,112



AERIAL

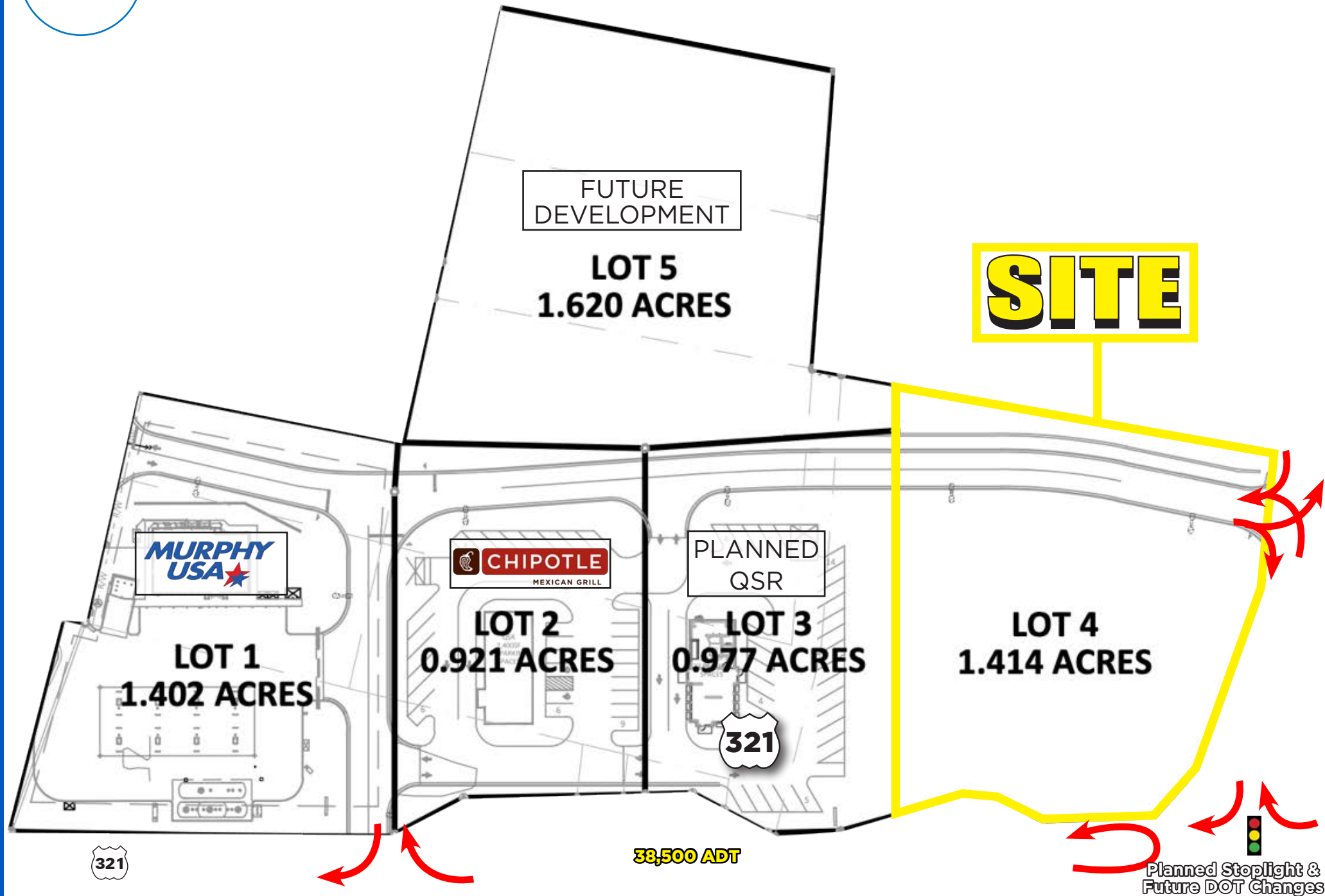


AERIAL



SITE PLAN

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NORTH CAROLINA

HICKORY

Hickory, North Carolina, is a vibrant city nestled in the foothills of the Blue Ridge Mountains. Known for its rich furniture manufacturing history, Hickory earned a reputation as the “Furniture Capital of the World.” Today, the city blends its industrial heritage with modern innovation, hosting major companies in technology and manufacturing. Downtown Hickory is a lively hub of activity, featuring shops, restaurants, and community events like the popular Hickory Hops beer festival. The Hickory Furniture Mart remains a key attraction, drawing visitors from across the country.

Beyond its industrial roots, Hickory offers a range of recreational and cultural experiences. Outdoor enthusiasts can explore the scenic trails around Lake Hickory, while families enjoy the Catawba Science Center and Hickory Aviation Museum. The city’s commitment to education and growth is evident through institutions like Lenoir-Rhyne University and the Hickory Metro Convention Center, which hosts various events year-round. With its mix of history, innovation, and natural beauty, Hickory continues to thrive as a dynamic and welcoming community in western North Carolina.



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