

Investment Opportunity

Hickory, NC

For Sale | Asking \$8,500,000

Business Features

- Size - 14 Acres
- Lease - Mom-Pop tenants on <1 year Leases
- Cap Rate - 9.37%
- Offers long-term redevelopment or expansion value
- Simple structures reduce ongoing maintenance and TI exposure

Hickory, NC has undergone a remarkable transformation in recent years, evolving from its manufacturing roots into a dynamic and forward-looking community. Fueled by major investments like the \$90 million Hickory Trail project, the city has welcomed a wave of new restaurants, breweries, entertainment venues, and multifamily developments that have re-energized its downtown core. Today, Hickory blends small-town charm with modern amenities, attracting residents and visitors alike who seek a vibrant lifestyle in the foothills of the Blue Ridge Mountains.

Get To Know The Neighborhood



Population:
29,499



Food & Bev
Spending:
\$9,542.18



Average HH
Income:
\$92,833



Businesses:
2,030



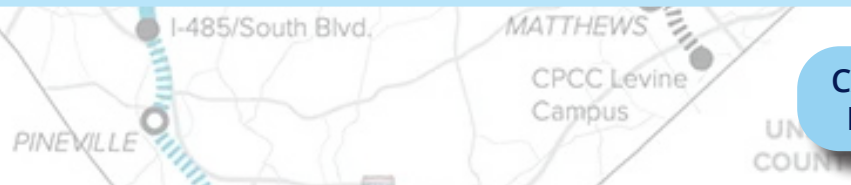
Employees:
28,204



Hickory



Around You



CA FOR OFFERING
MEMORANDUM

For More Information: Click Here

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