



Hickory Village

527 U.S. Hwy 70 SW | Hickory, NC 28602



OP #4
+/- 1.48 AC



OP #3
+/- 1.0 AC



Current Short Term Lease
Spirit Halloween

C-STORE

OP #2
+/- 1.97 AC

OP #1
+/- 1.07 AC

US Hwy 70

20,000 VPD

Available for Lease

+/- 1,961 - 15,048 SF Available and +/- 1.0 - 1.07 AC Outparcels

Property Overview

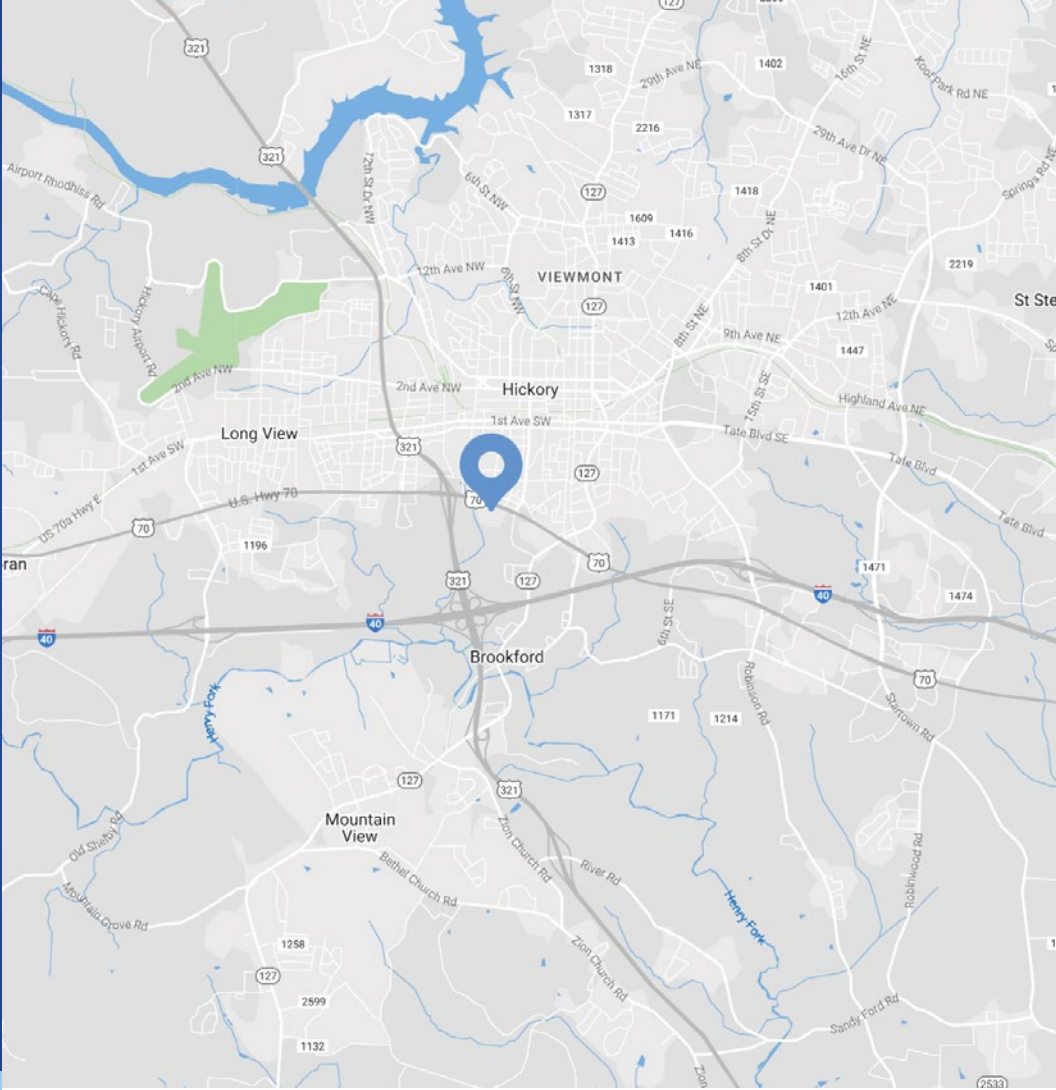
Hickory Village

Available for Lease

Hickory Village is a recently renovated +/- 120,000 SF shopping center positioned in immediate proximity to Hwy 70, Hwy 321 and I-40, allowing for ease of access to a regional population. The project has over 1,000 feet of frontage along Hwy 70 with multiple access points including direct signalized access. Project improvements include a new façade throughout, allowing for greater brand visibility, a new roof on all buildings with new landscape and pedscape work underway. New tenants include Dollar Tree and The Chef’sStore scheduled to open in Q1 2024.

Property Details

Address	527 U.S. Hwy 70 SW Hickory, NC 28602
Availability	+/- 1,961 - 15,048 SF Available for Lease +/- 1.0 - 1.07 AC OP Available for Ground Lease or Build-to-Suit
Zoning	C-3
Parking	Ample Parking
Traffic Counts	U.S. Hwy 70 SW 20,000 VPD
Lease Rate	Call for Leasing Details



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	4,078	31,993	68,876
Avg. Household Income	\$50,938	\$73,077	\$80,274
Households	1,704	13,373	28,638
Daytime Employees	7,500	39,081	62,559

Site Plan



Tenant Roster		
1	Plush Kutz	795 SF
2	Fashion Scentsation	753 SF
3	Price Is Right Hair	753 SF
4	70 Beach Bingo	2,036 SF
5	Available	1,961 SF
6	Available	1,994 SF
7	Available	6,990 SF
8	Otaku	2,506 SF
9	Available	1,998 SF
10	Freedom Insurance	2,231 SF
11	CWC Cabinets	2,294 SF
12	Available	3,070 SF
13	LL Flooring	5,869 SF
14	Available	15,048 SF
14A	Available	3,942 SF
15	The Chef's Store	25,147 SF
16	Dollar Tree	12,487 SF
17	Big Lots	33,130 SF
OP-1	Available - Rough Graded	1.07 AC
OP-2	C-Store	1.97 AC
OP-3	Available	1.0 AC
OP-4	El Paso Mexican	5,220 SF 1.48 AC

Available

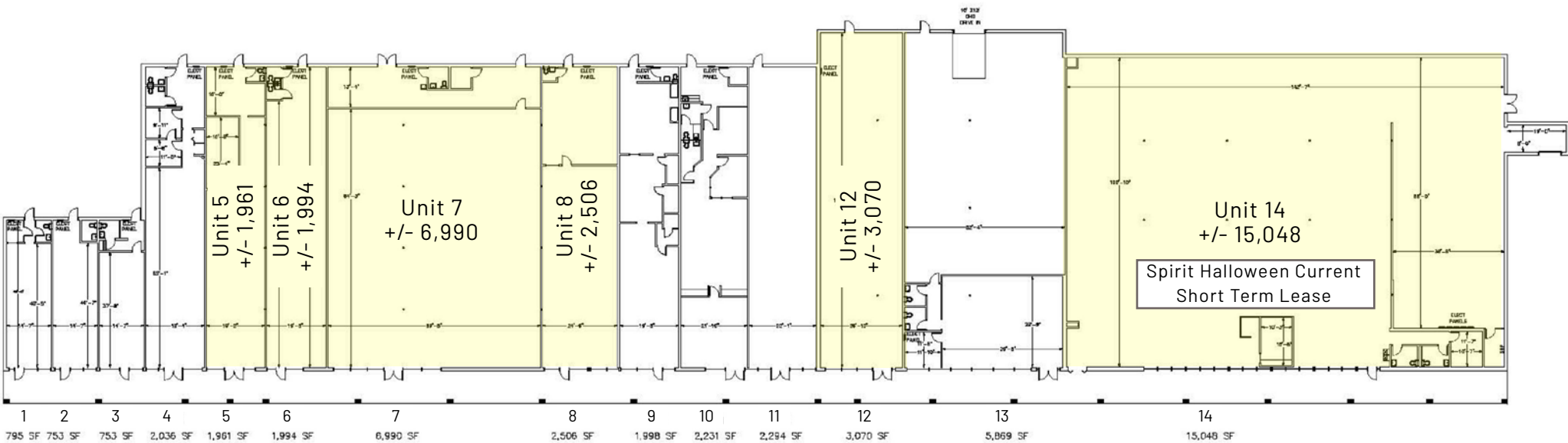
Building A
+/- 3,942



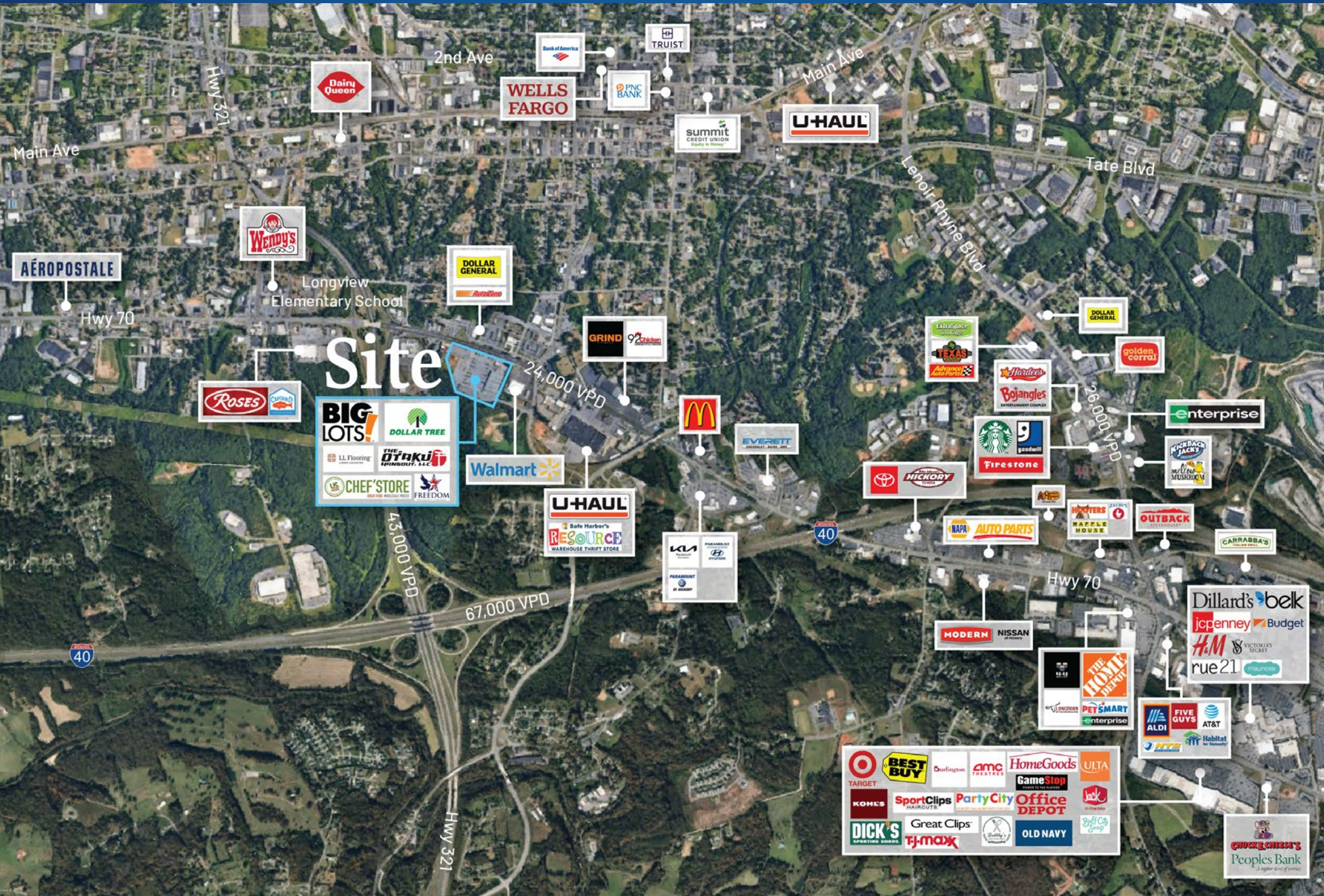
Available

Building B

+/- 1,961 - 15,048 SF



Market Overview



Hickory

North Carolina

Hickory, North Carolina is a hub for action and innovation, and an all-American city at the heart of a bustling metropolitan area with 365,376 residents. This city resonates with culture, where diverse communities come together to celebrate shared traditions and embrace new ones. With strong networks in transportation, utilities, education, culture, and workforce development have propelled manufacturing, healthcare, retail, and residential growth. Hickory is where opportunity and innovation converge to create a remarkable tapestry of life for doers and makers, shaping a promising future together.



Over **\$98 Million** invested into transforming the City of Hickory

- Hickory Trail - 10-Mile Multimodal Urban Trail System connecting destinations across the city and showcasing diverse landscapes of the community
- Microsoft Corporation is investing \$1B+ in phased development of four data centers in Catawba County over the next 10 years
- 378-AC Class A Business Park
- Numerous mixed-use developments downtown
- Hickory Metro Convention Center - renovation and expansion, enhancing Hickory's local economy
- Hickory Aviation Museum
- Appalachian State University - Hickory Campus - Opened Fall 2023



Property Photos





Contact for Details

Josh Beaver

(704) 749 - 5726

josh@thenicholscompany.com

DEVELOPED AND OWNED BY:

STANCHION

ASSET PARTNERS



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.