

**FOR  
LEASE**



**3107 SPRINGS RD NE, HICKORY, NC**

**Lease Rate:  
\$12.00 SF/yr**

### **PROPERTY SUMMARY**

Introducing an exceptional leasing opportunity at 3107 Springs Rd NE in Hickory, NC. This prime property boasts high visibility off Springs Rd NE, capturing the attention of 25,000 vehicles per day. With a sublease term available through 08/31/2029, tenants will find ample parking for themselves and visitors alike.

### **DEMOGRAPHICS**

|                       | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|-----------------------|---------------|----------------|----------------|
| <b>Households:</b>    | 1,716         | 14,106         | 29,383         |
| <b>Population:</b>    | 4,391         | 34,223         | 71,502         |
| <b>Avg HH Income:</b> | \$66,917      | \$75,104       | \$84,056       |

### **PROPERTY OVERVIEW**

- Rate includes taxes and insurance - Tenant to pay for Landscaping and Trash Removal
- Sublease term available through 08/31/2029
- High visibility off Springs Rd NE with 32,000 VPD
- Ample parking for tenant and visitors

### **AVAILABLE SPACES**

**3107 Springs Rd NE** 8,320 SF

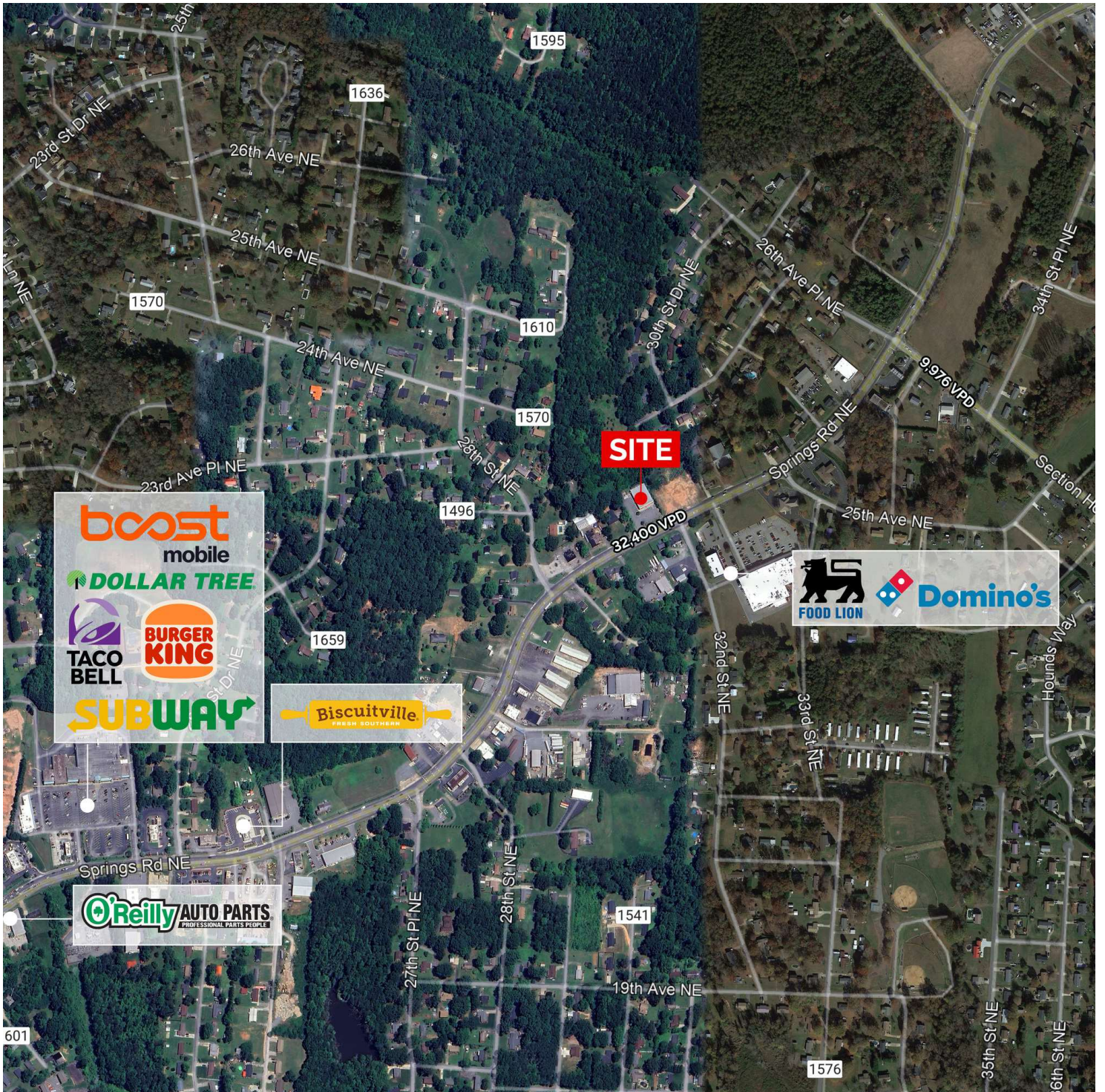
**FOR FURTHER INFORMATION, PLEASE CONTACT:**  
**CHARLES S. NEIL, CCIM** • Charles.Neil@Divaris.com • 980.819.0119



# 3107 SPRINGS RD NE

HICKORY, NC 28601

LOCAL AREA



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