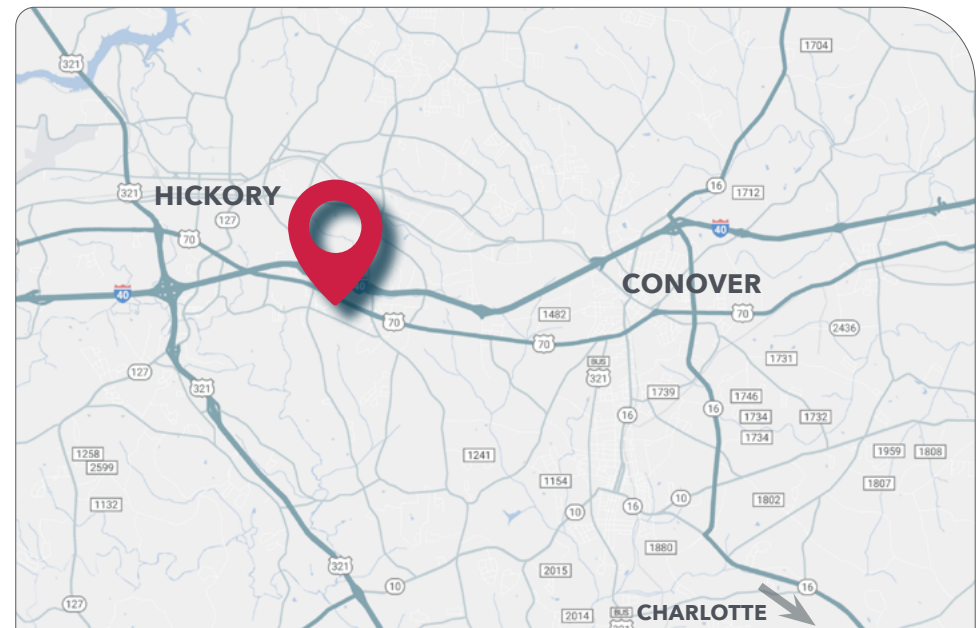


# PROPERTY

## HIGHLIGHTS

- **PRIME RETAIL LOCATION:** 3,308 SF former Bank branch in ideal location on a retail corridor, with nearby national retailers including Chick Fil A, McDonald's, Arby's, Chipotle, Walmart, Lowe's Home Improvement and more
- **EASY ACCESS:** located at the signalized intersection on Hwy 70 SE, providing superior access
- **LARGE SITE:** at ±2 acres, there are a wide variety of uses and redevelopment potential, including ability for multiple tenants
- **HIGH VISIBILITY:** Heavily trafficked site with traffic counts of 20,000 VPD on Hwy 70 SE
- **DRIVE-THRU:** Drive-thru with 4 lanes
- **ABUNDANT ONSITE PARKING:** 31 spaces, and ability to add more if needed
- **GENEROUS ZONING:** [Zoned C-3 District](#), intended to provide a full range of retail and service business that serves both local and regional market
- **SALE PRICE:** call broker



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	1,976	21,561	71,803
Median HH Income	\$60,326	\$47,847	\$55,453
Number of Businesses	451	2,342	4,267
Number of Employees	8,865	44,772	69,653
Daytime Population	9,413	51,118	99,433



James Bailey  
 jbailey@lee-associates.com  
 M 336.602.3022

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# FORMER BANK BRANCH FOR SALE | 1862 US 70 SE, HICKORY, NC 28602

