

Hickory Center

1234-1246 Us Highway 70 SW, Hickory, NC 28602



COLDWELL BANKER
COMMERCIAL
REALTY

Presented By:
Lease Evaluations



Hickory Center

1234-1246 Us Highway 70 SW, Hickory, NC 28602

Property Details

Hickory Center – Retail Space for Lease

Hickory Center is strategically located along a major four-lane U.S. highway, offering excellent visibility and strong traffic exposure with approximately 17,000 vehicles passing daily.

The property features a former Family Dollar space totaling approximately 10,400 SF, which has been subdivided into three available suites:

- 1,820 SF @ \$16.00 per/SF
- 1,820 SF @ \$16.00 per/SF
- 3,640 SF # \$14.00 Per/ SF

The spaces will be delivered in vanilla shell condition, featuring new bathrooms, fresh interior paint, and new doors, providing an ideal opportunity for tenants to customize the space to their specific needs.

The shopping center has recently undergone significant renovations, including:

- Brand-new exterior paint
- New pole lighting
- Parking lot restriping
- Various property repairs and improvements
- 100% sprinklered building

With high traffic counts, excellent highway visibility, renovated common areas, and flexible suite sizes, Hickory Center presents an attractive opportunity for retail, service, medical, office, or other commercial uses.

Price: \$14.00 - \$16.00 /SF/YR

- Great Visibility & Ample Parking
- High Traffic with over 16,600 vehicles per day
- Vanilla Shell Condition
- Pylon Sign, Updated HVAC and Roof
- Adjacent to Wendy's
- Recently Re- Painted in Desirable Dove White and Charcoal Gray

View the full listing here: <https://www.loopnet.com/Listing/1234-1246-Us-Highway-70-SW-Hickory-NC/37901493/>

Rental Rate:	\$14.00 - \$16.00 /SF/YR
Total Space Available:	7,280 SF
Max. Contiguous:	3,640 SF
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	9
Center Properties:	3
Frontage:	279' on US Highway 70 SW Hickory
Gross Leasable Area:	23,366 SF
Walk Score ®:	40 (Fairly friendly)
Taxes:	\$0.05 USD/SF/MO
Operating Expenses:	\$0.16 USD/SF/MO
Rental Rate Mo:	\$1.17 /SF/MO

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Listing spaces

1st Floor Ste 1	Space Available:	3,640 SF
	Rental Rate:	\$14.00 /SF/YR
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Space Type:	Relet
	Space Use:	Retail
	Lease Term:	3 - 5 Years

HIGH TRAFFIC • HIGH VISIBILITY • NEWLY RENOVATED

Excellent retail opportunity in a 23,400-square-foot shopping center positioned on Highway 321, with approximately 17,000 vehicles passing daily. The property benefits from exceptional visibility and convenient access, located directly adjacent to Wendy’s and near a signalized traffic intersection.

The shopping center has recently undergone brand-new renovations, including fresh exterior paint, a newly re-stripped and re-appointed parking lot, and new LED parking lot lighting that enhances visibility and security during evening hours.

The former Family Dollar space has been strategically subdivided into three retail units, providing flexible options for businesses of various sizes:

- Two units approximately 1,820 square feet each
- One unit approximately 3,640 square feet
- All units are delivered in brand-new vanilla-shell condition
- Ready for your own interior design, layout, finishes, and business features

With strong daily traffic, excellent highway exposure, new renovations, ample parking, and a highly visible location next to a nationally recognized restaurant, this property offers an outstanding opportunity for retailers, service businesses, and other commercial users seeking a high-profile location.

1st Floor Ste 2

Space Available:	1,820 SF
Rental Rate:	\$16.00 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Space Type:	Relet
Space Use:	Retail
Lease Term:	3 - 5 Years

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1st Floor Ste 3

Space Available:	1,820 SF
Rental Rate:	\$16.00 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Space Type:	Relet
Space Use:	Retail
Lease Term:	3 - 5 Years

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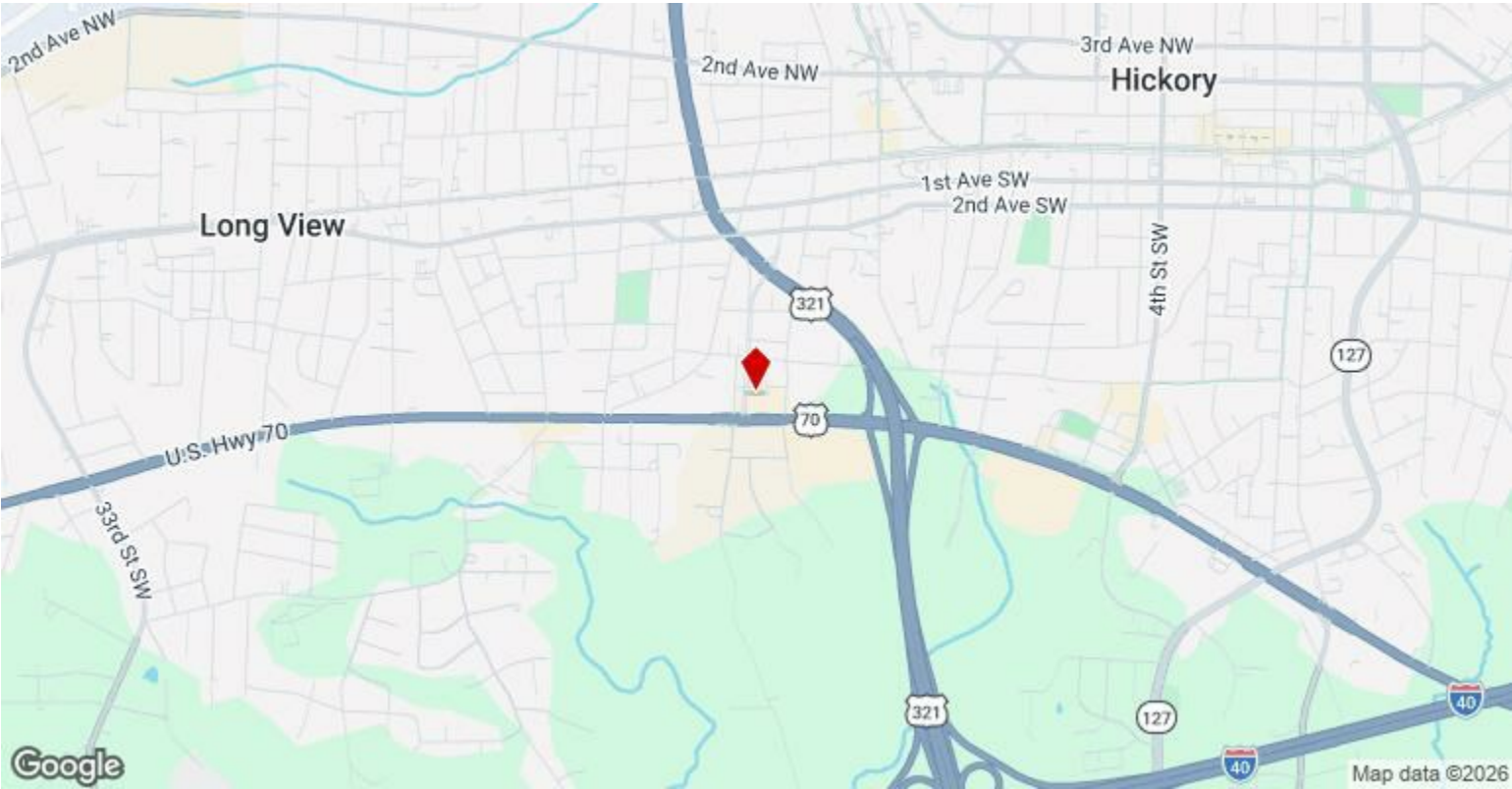
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Nakama Japanese Steakhouse	-	
Rent-A-Center	-	
Reverb	-	February 2030
Sailor Smoke/Vape	-	March 2027

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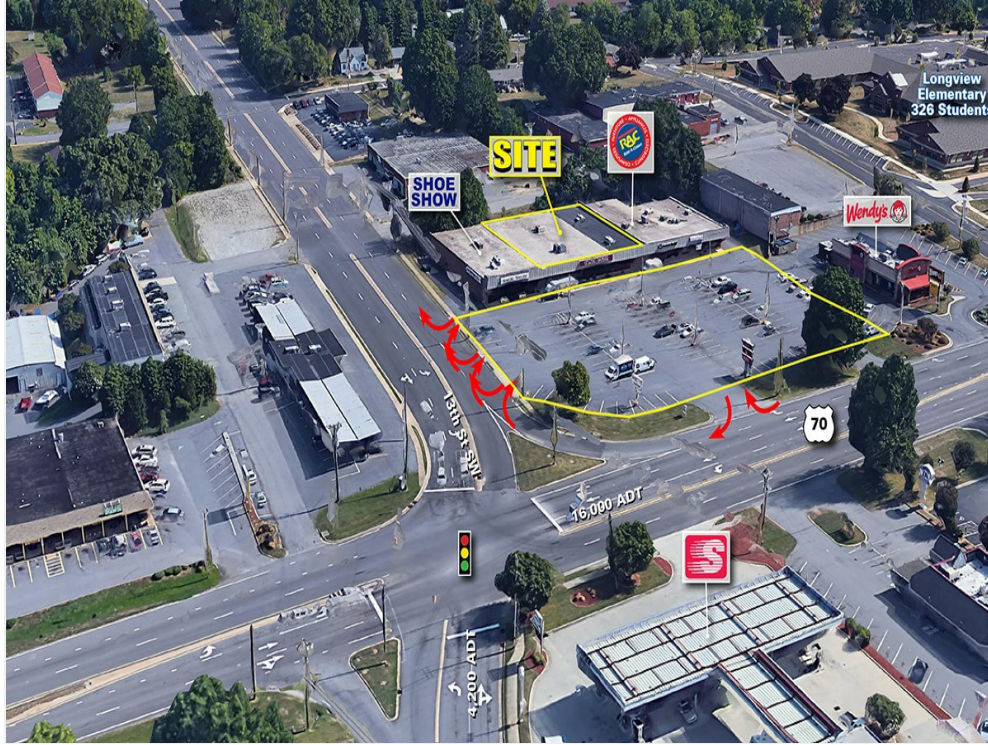
Location



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Property Photos



Building Photo



IMG_5300

Hickory Center

1234-1246 Us Highway 70 SW, Hickory, NC 28602

Property Photos



Front elevation



IMG_4734

Hickory Center

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Property Photos



IMG_4735 (1)



IMG_4738

Hickory Center

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Property Photos



IMG_4739



IMG_4737

Hickory Center

1234-1246 Us Highway 70 SW, Hickory, NC 28602

Property Photos



IMG_4740



IMG_4743

Hickory Center

1234-1246 Us Highway 70 SW, Hickory, NC 28602

Property Photos



IMG_4741



IMG_4742

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1234-1246 Us Highway 70 SW, Hickory, NC 28602

Property Photos



IMG_4744



IMG_5209

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Property Photos



IMG_5157



IMG_5155 (2)

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Property Photos



IMG_5156



parkinglot

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Property Photos



IMG_5223



IMG_5218

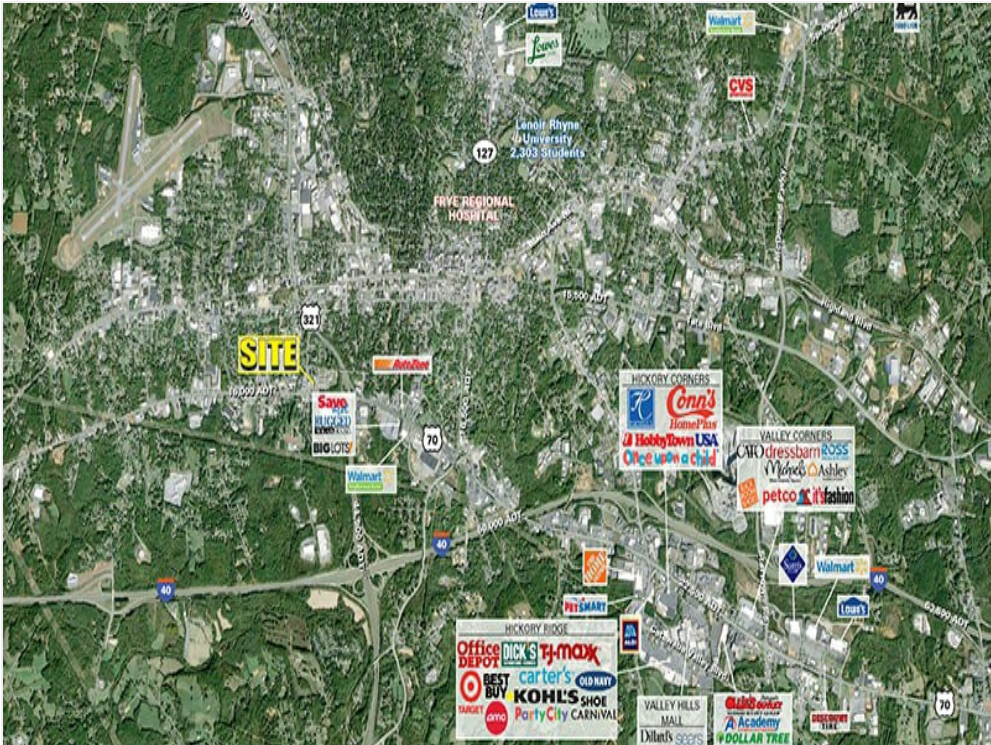
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Property Photos



Aerial

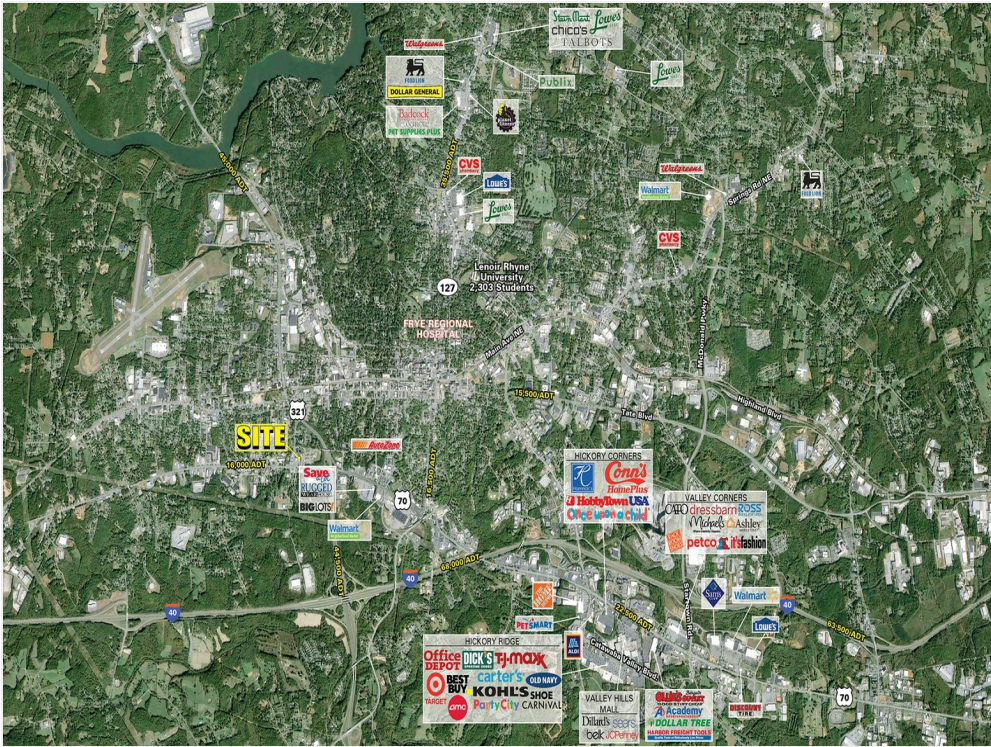


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Property Photos



Building Photo



Building Photo

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Lease Evaluations

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