



SPRINGS CORNER OUTPARCEL

1.1 ACRE OUTPARCEL FOR SALE
2515 SPRINGS ROAD NE, HICKORY NC 28601

Springs Corner Outparcel

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Exclusively Listed By



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OFFERING SUMMARY

ADDRESS	2515 Springs Road NE Hickory NC 28601
COUNTY	Catawba
PRICE	\$1,100,000
LAND ACRES	1.1
ZONING TYPE	CC-1
# OF PARCELS	1

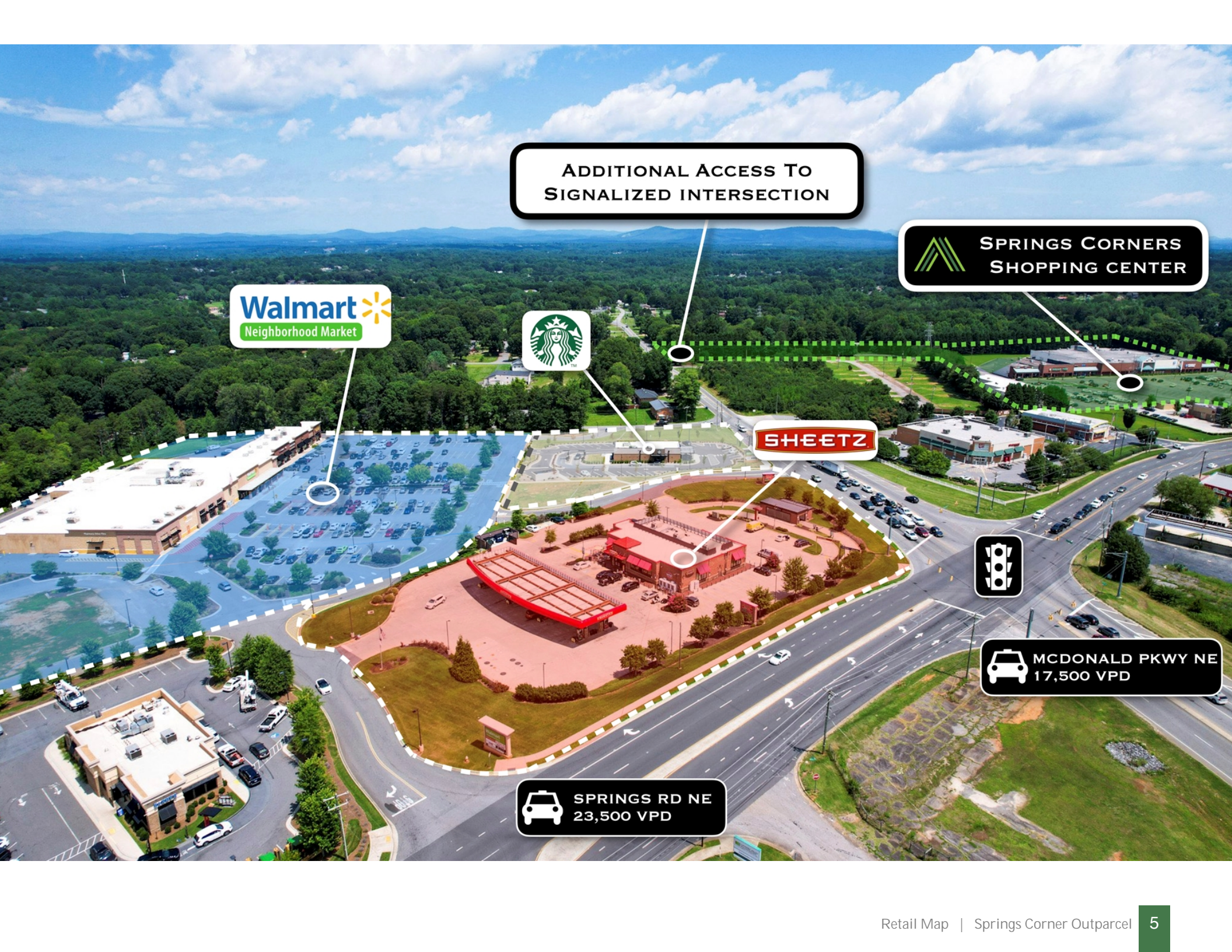
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	5,691	35,266	73,415
2023 Median HH Income	\$51,469	\$58,506	\$63,487
2023 Average HH Income	\$68,468	\$77,443	\$87,978

Property Highlights

- Convenient location off Springs Road NE with 23,000 Vehicles per Day Springs Road NE. 17,500 Vehicles per Day McDonald Parkway. Total Combined Traffic Count 41,000
- Major Retail Corridor
- Large enough parcel to support a multiple tenant building or double drive through
- National Retailers/Restaurants such as Walmart, Walgreens, McDonalds, Sheetz within 0.5 miles







ADDITIONAL ACCESS TO
SIGNALIZED INTERSECTION

SPRINGS CORNERS
SHOPPING CENTER

Walmart
Neighborhood Market



SHEETZ



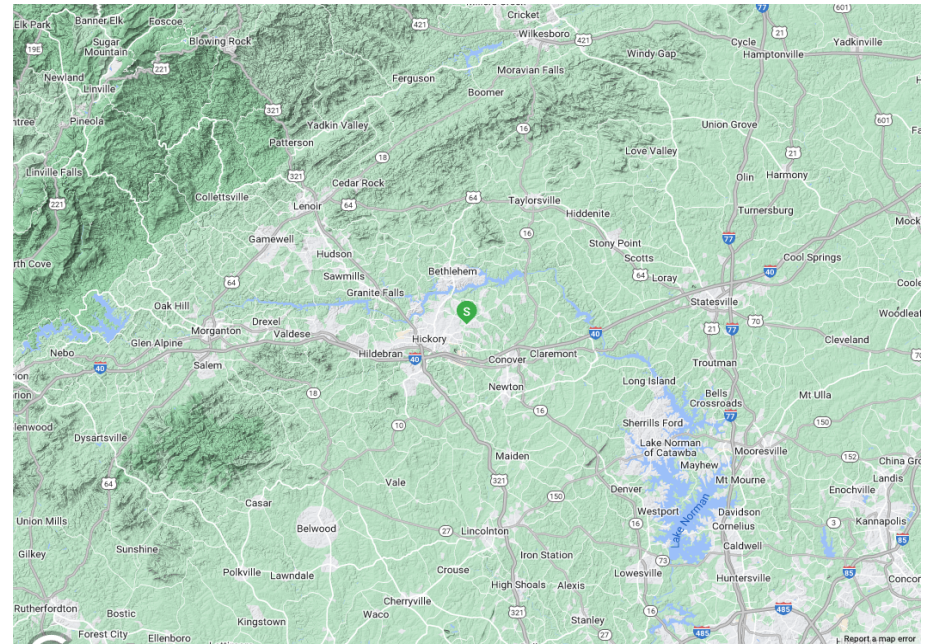
MCDONALD PKWY NE
17,500 VPD

SPRINGS RD NE
23,500 VPD

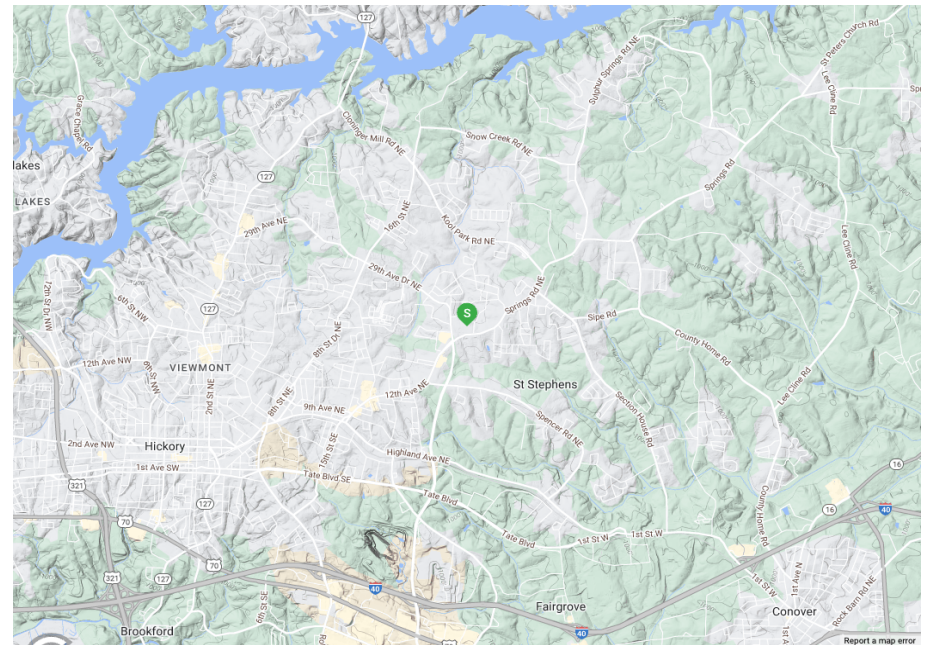
About Hickory, NC

- Nestled in the heart of North Carolina, Hickory is conveniently situated along Interstate 40, a major east-west transportation artery that connects the city to major markets such as Charlotte, Asheville, and Raleigh.
- This prime location ensures easy access for your clients, suppliers, and employees, reducing logistics costs and increasing efficiency. While enjoying a peaceful and picturesque setting, Hickory maintains close proximity to major metropolitan areas.
- Charlotte, the largest city in North Carolina, is just an hour's drive away. This allows your business to tap into the resources, opportunities, and customer base of a bustling urban center while enjoying the advantages of a more affordable and relaxed community.
- Hickory is known for its pro-business attitude and supportive ecosystem. The local government fosters an environment that encourages entrepreneurship, innovation, and economic growth. With a range of incentives, low taxes, and streamlined regulations, Hickory ensures a conducive environment for businesses to flourish.
- Beyond its business advantages, Hickory boasts a high quality of life that appeals to professionals and their families. The city is known for its scenic beauty, abundant outdoor recreational opportunities, and a vibrant arts and cultural scene. With a low cost of living, excellent schools, and a tight-knit community, Hickory offers an enviable work-life balance that contributes to employee satisfaction and retention.

Regional Map



Locator Map



PROPERTY FEATURES

LAND ACRES	1.1
# OF PARCELS	1
ZONING TYPE	CC-1
TOPOGRAPHY	Level



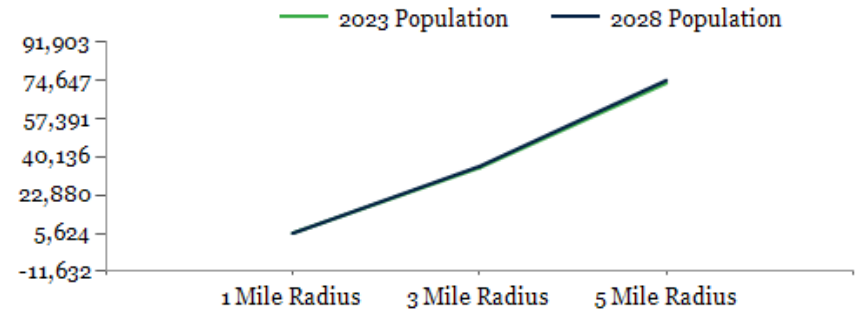


[Report a map error](#)

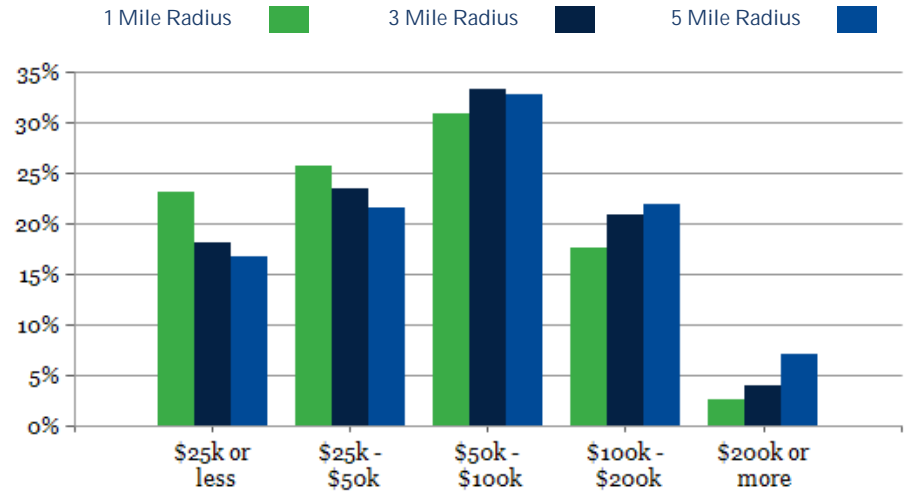
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,197	31,475	63,809
2010 Population	4,897	32,224	68,031
2023 Population	5,691	35,266	73,415
2028 Population	5,624	35,863	74,647
2023-2028: Population: Growth Rate	-1.20%	1.70%	1.65%

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	348	1,462	2,808
\$15,000-\$24,999	203	1,236	2,308
\$25,000-\$34,999	350	1,813	3,281
\$35,000-\$49,999	262	1,667	3,312
\$50,000-\$74,999	349	2,803	5,676
\$75,000-\$99,999	388	2,115	4,353
\$100,000-\$149,999	326	2,407	5,085
\$150,000-\$199,999	95	682	1,607
\$200,000 or greater	63	608	2,159
Median HH Income	\$51,469	\$58,506	\$63,487
Average HH Income	\$68,468	\$77,443	\$87,978

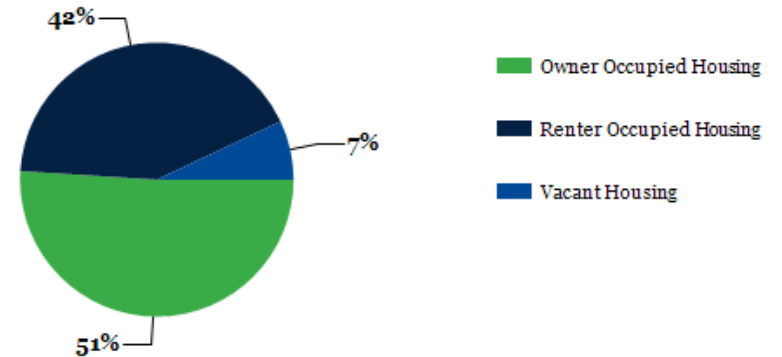
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,145	13,282	27,155
2010 Total Households	1,997	12,934	27,427
2023 Total Households	2,385	14,793	30,589
2028 Total Households	2,389	15,290	31,619
2023 Average Household Size	2.37	2.30	2.34
2023-2028: Households: Growth Rate	0.15%	3.30%	3.30%



2023 Household Income



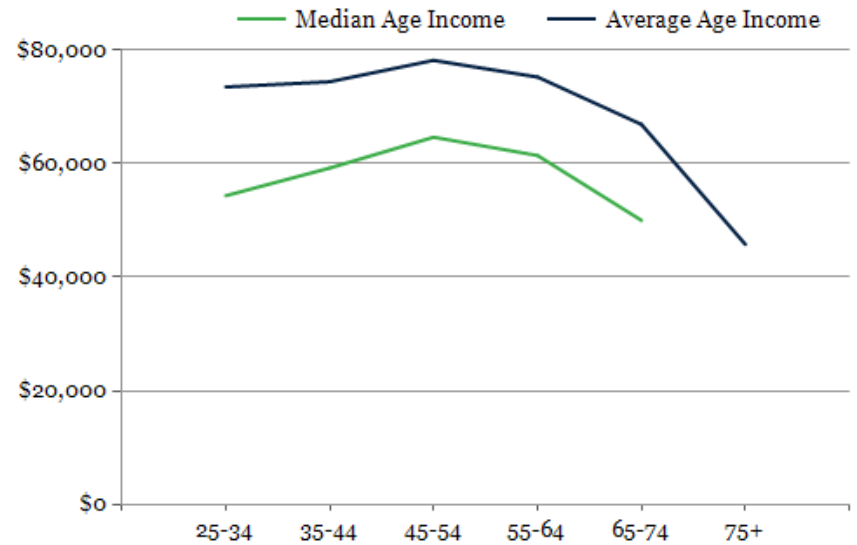
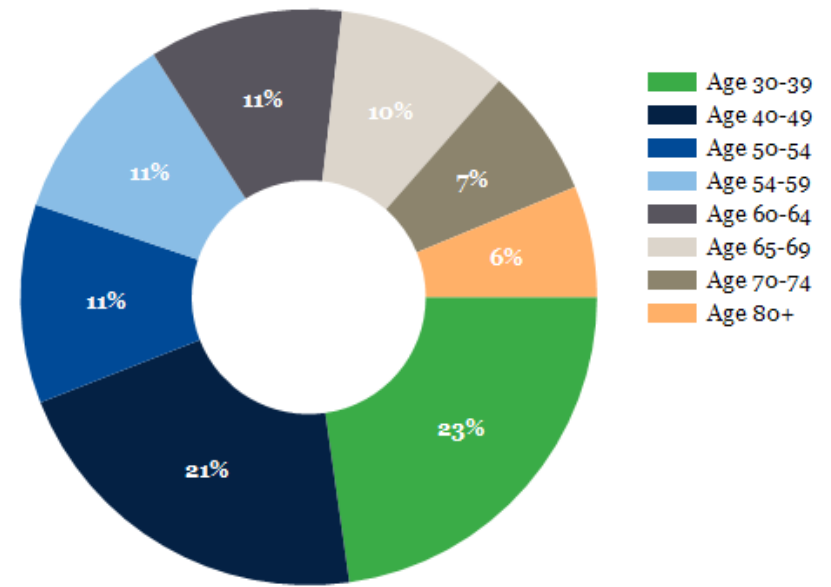
2023 Own vs. Rent - 1 Mile Radius



Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	387	2,293	4,614
2023 Population Age 35-39	348	2,083	4,206
2023 Population Age 40-44	352	2,141	4,415
2023 Population Age 45-49	336	2,093	4,467
2023 Population Age 50-54	361	2,212	4,971
2023 Population Age 55-59	347	2,101	4,787
2023 Population Age 60-64	352	2,172	4,909
2023 Population Age 65-69	311	1,984	4,419
2023 Population Age 70-74	235	1,549	3,669
2023 Population Age 75-79	202	1,413	3,114
2023 Population Age 80-84	139	945	1,892
2023 Population Age 85+	111	924	1,693
2023 Population Age 18+	4,451	28,138	58,556
2023 Median Age	39	40	42
2028 Median Age	39	41	43

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,357	\$58,871	\$62,478
Average Household Income 25-34	\$73,518	\$74,704	\$81,994
Median Household Income 35-44	\$59,228	\$71,274	\$77,474
Average Household Income 35-44	\$74,434	\$89,143	\$98,262
Median Household Income 45-54	\$64,669	\$73,078	\$80,082
Average Household Income 45-54	\$78,201	\$91,244	\$105,603
Median Household Income 55-64	\$61,440	\$64,380	\$70,942
Average Household Income 55-64	\$75,264	\$85,455	\$98,238
Median Household Income 65-74	\$50,000	\$53,201	\$56,870
Average Household Income 65-74	\$66,913	\$72,509	\$81,717
Average Household Income 75+	\$45,769	\$56,171	\$65,301



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