

PRESTON RIDGE RETAIL | HICKORY, NC

1995 STARTOWN ROAD HICKORY, NC 28602



SPECIFICATIONS

SF: 1,400 – 2,800 +/- SF available on 1st floor

Call for Pricing!



- NEW CONSTRUCTION!!
- Perfect location for restaurant, professional, office, or retail.
- Centered in the Hickory MSA retail hub. Hickory is the 3rd fastest growing MSA in the US since 2014. Population of 365,000+.
- 171 apartments in Phase 1 located behind the retail building. Phase 2 will add more apartments and retail.
- Located one mile from Trivium Corporate Center, across the street from Catawba Valley Community College.
- Convenient to I-40, Hwy. 321, Hickory, Newton, Conover, and less than 45 minutes from Charlotte.

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Commercial Real Estate | Site Selection

Jenny Eckard

828.320.8989

jenny@commercialfirst.net

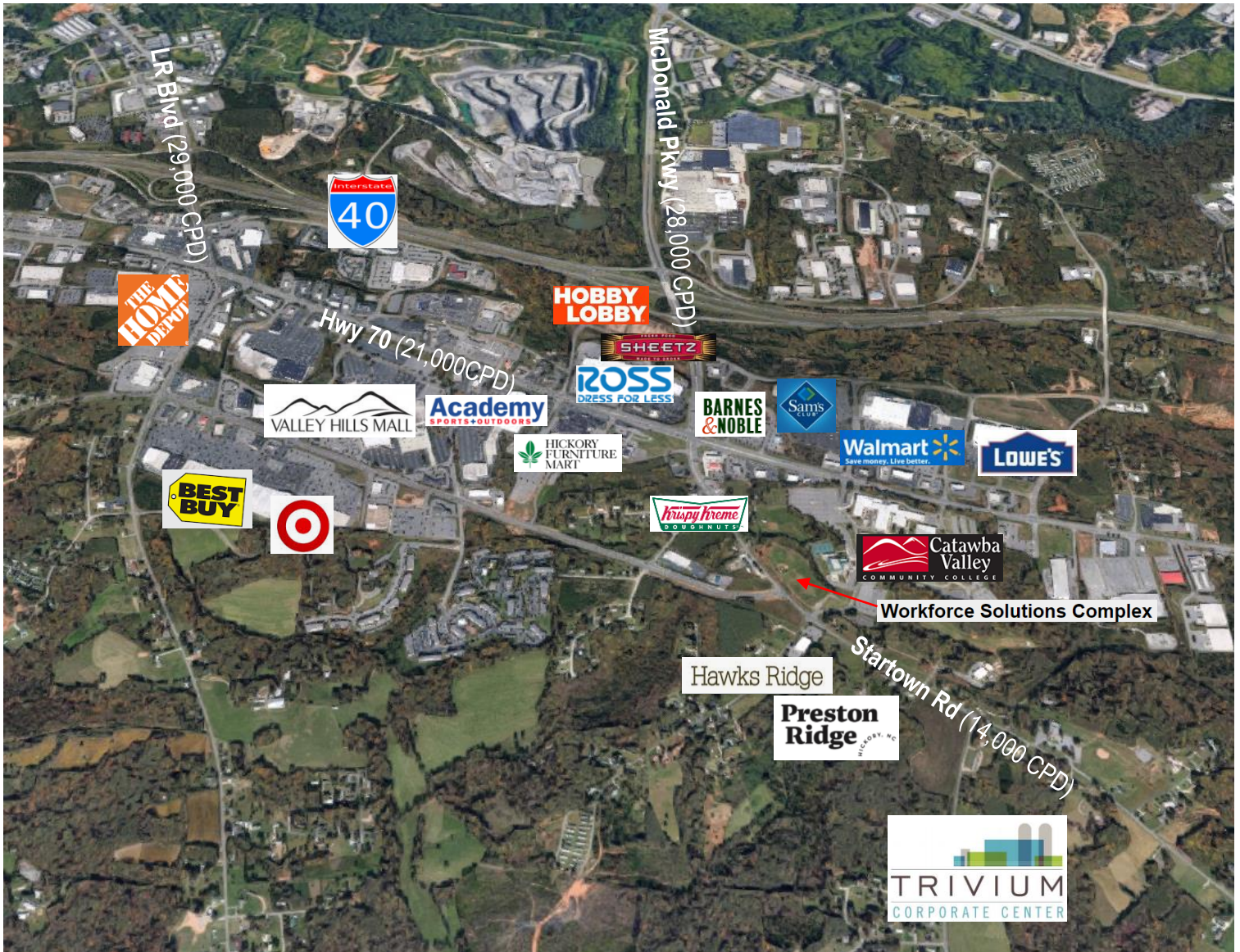
3031 North Center Street

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AERIAL OVERVIEW

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BIG things are happening in the area:

- Hawks Ridge Office Park: NOW pre-leasing shell space in state-of-the-art office park. First building to be delivered in 2021. Adjacent to Preston Ridge retail and apartments.
- Trivium Corporate Center: NEW 270-acre class A industrial park
- CVCC: Recently built Workforce Solutions Center; over 5,000 students

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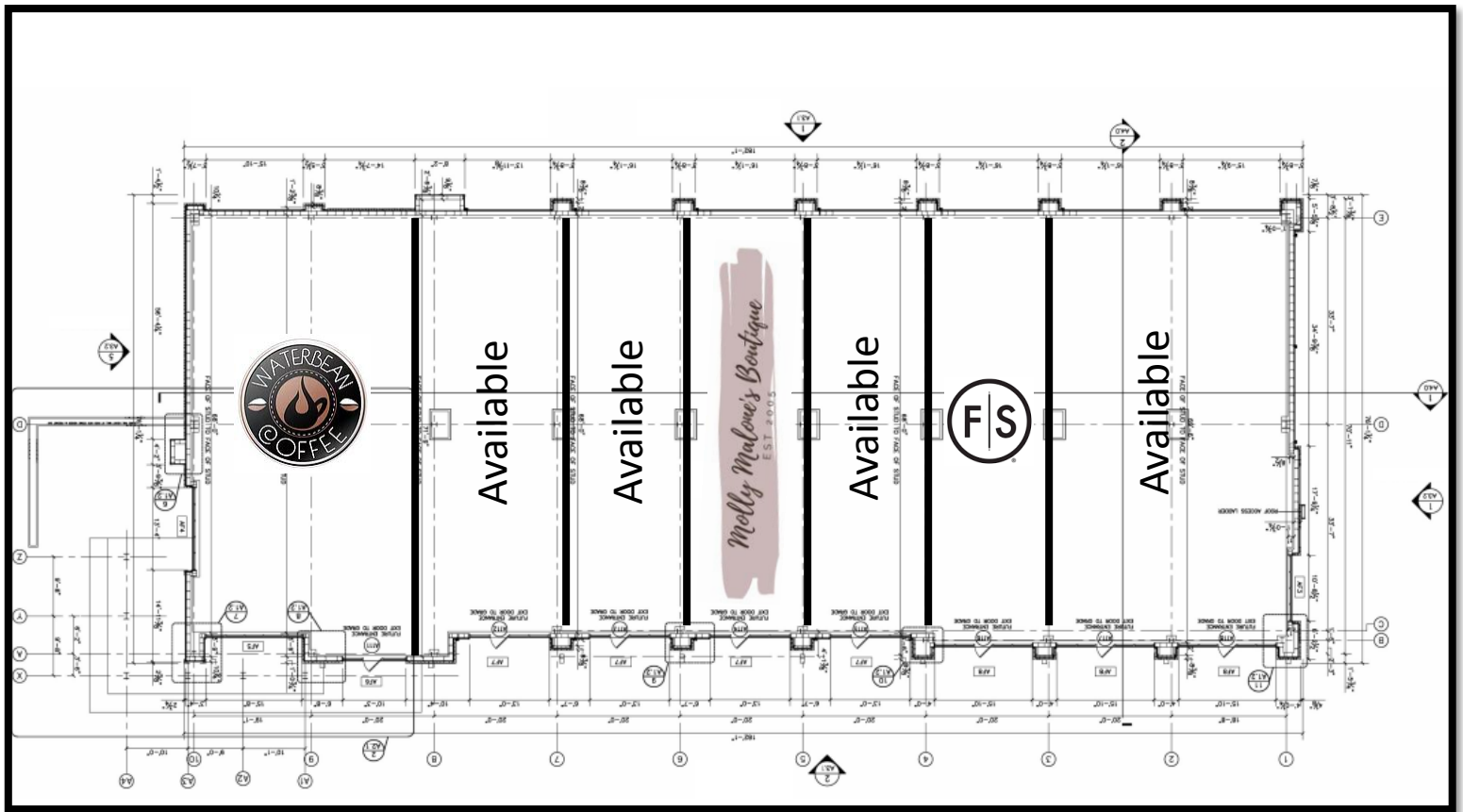
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FIRST FLOOR PLAN

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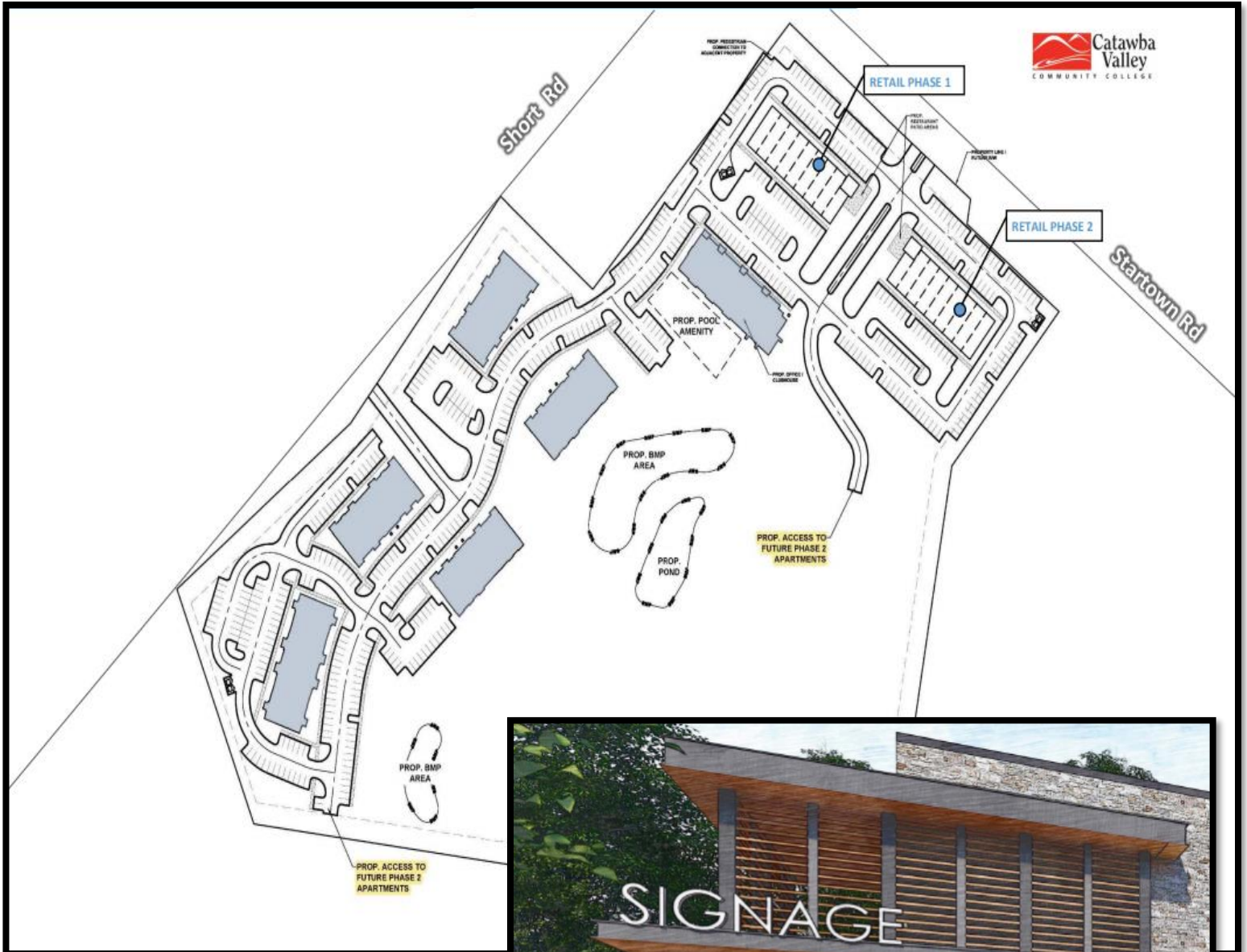
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SITE PLAN

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DEMOGRAPHICS

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	1 Mile:	3 Miles:	5 Miles:
POPULATION:			
Total Population	1,655	13,443	67,481
Median Age	34.4	37.4	37.4
Employees	6,462	26,201	60,618
Establishments	369	1,384	4,278
INCOME:			
Median HH Income	\$54,914	\$44,762	\$47,677
Average HH Income	\$58,600	\$52,592	\$56,697
Per Capita Income	\$24,417	\$20,314	\$22,893
HOUSEHOLDS:			
Total Households	690	5,019	26,832
Average Household Size	2.38	2.59	2.45
HOUSING:			
Owner Occupied Housing Units	47.4%	57.1%	56.6%
Renter Occupied Housing Units	37.3%	32.0%	34.5%
Vacant Housing Units	15.3%	11.0%	8.9%
RACE:			
White	85.4%	76.2%	76.7%
Black	5.1%	12.4%	11.1%
American Indian, Eskimo, Aleut	0.2%	0.3%	0.3%
Asian	4.2%	4.6%	3.6%
Hawaiian or Pacific Islander	0.0%	0.0%	0.1%
Other	2.1%	4.6%	6.2%
Multirace	2.8%	1.9%	1.9%
ETHNICITY:			
Hispanic	8.2%	14.6%	15.0%
Non-Hispanic	91.8%	85.4%	85.0%

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