

# OUTPARCEL AND RETAIL SPACE INLINE WITH WALMART

2419 & 2401 SPRINGS ROAD NE HICKORY, NC 28601



COMMERCIAL  FIRST



# AERIAL

Highland Park  
Apartments

Outparcel  
Available

1,200 +/- SF  
Retail space

CATAWBA VALLEY  
MEDICAL GROUP

6000+ SQ FT  
CAR WASH

Arby's

ZAXBY'S

Walmart  
Neighborhood Market

LOS COMPADRES  
MEXICAN RESTAURANT

Hungry Howie's  
FLAVORED CRUST PIZZA

Love Nails

The Peanut House

Springs Rd (21,220 CPD)

SHEETZ  
PROUD TO SERVE

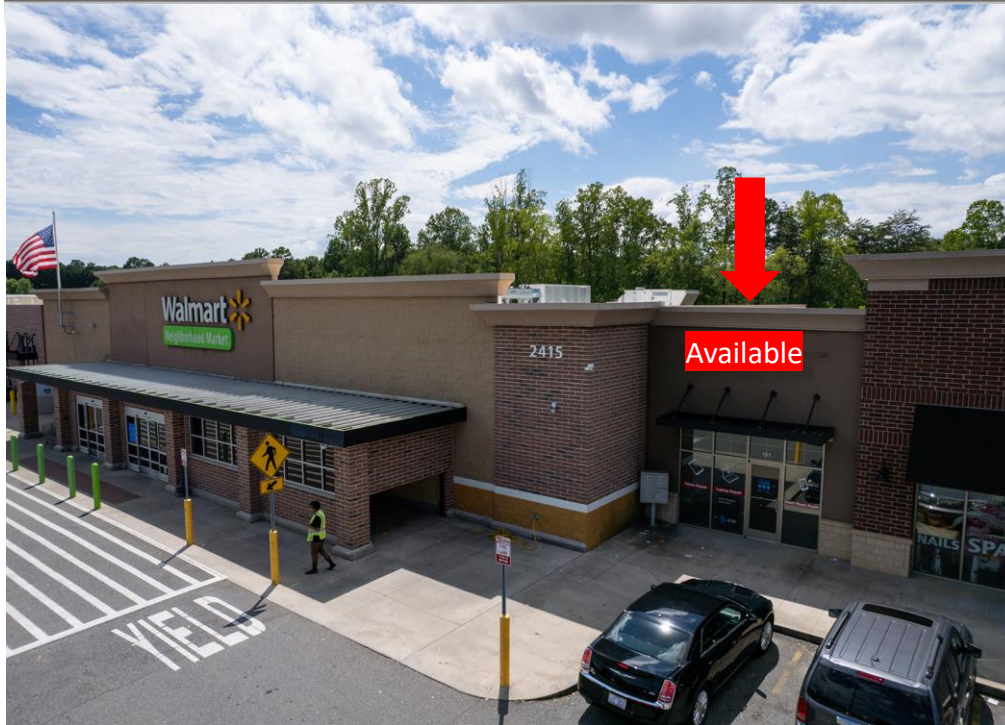
Starbucks

McDonald Pkwy (36,368 CPD)

W



# 1,200 +/- SF



## SPECIFICATIONS

Price: \$22/SF

CAM: \$5/SF

SF: 1,200 +/- SF

In-line space for lease at busy shopping center at intersection of Springs Rd. and McDonald Parkway. Neighbors include Walmart Neighborhood Market, Los Compadres Mexican restaurant, and Hungry Howie's. Starbucks, Sam's Carwash, Zaxby's, and Sheetz are also located at the property. Minutes from Viewmont and I-40.

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	3,761	20,072	44,975
Total Households	1,687	8,002	17,486
Median Household Income	\$41,380	\$46,829	\$48,261
Total Employees	3,787	21,270	41,252

# INTERIOR PICTURES



FACING FRONT OF SPACE



REAR OF SPACE

# OUTPARCEL



## SPECIFICATIONS

**Price:** \$499,000

**Acres:** .83 +/-

Outparcel at busy shopping center at intersection of Springs Rd. and McDonald Parkway. Neighbors include Walmart Neighborhood Market, Los Compadres Mexican restaurant, and Hungry Howie's. Starbucks, Sam's Carwash, Zaxby's, and Sheetz are also located at the property. Minutes from Viewmont and I-40.

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	3,761	20,072	44,975
Total Households	1,687	8,002	17,486
Median Household Income	\$41,380	\$46,829	\$48,261
Total Employees	3,787	21,270	41,252



# SITEPLAN





# PROPERTY INGRESS & EGRESS





## FOR MORE INFORMATION:

Ryan Lovern  
828.446.8266  
ryan@commercialfirst.net  
www.commercialfirst.net

3031 N Center St.  
Hickory, NC 28601

COMMERCIAL  FIRST

Commercial Real Estate

Site Selection

