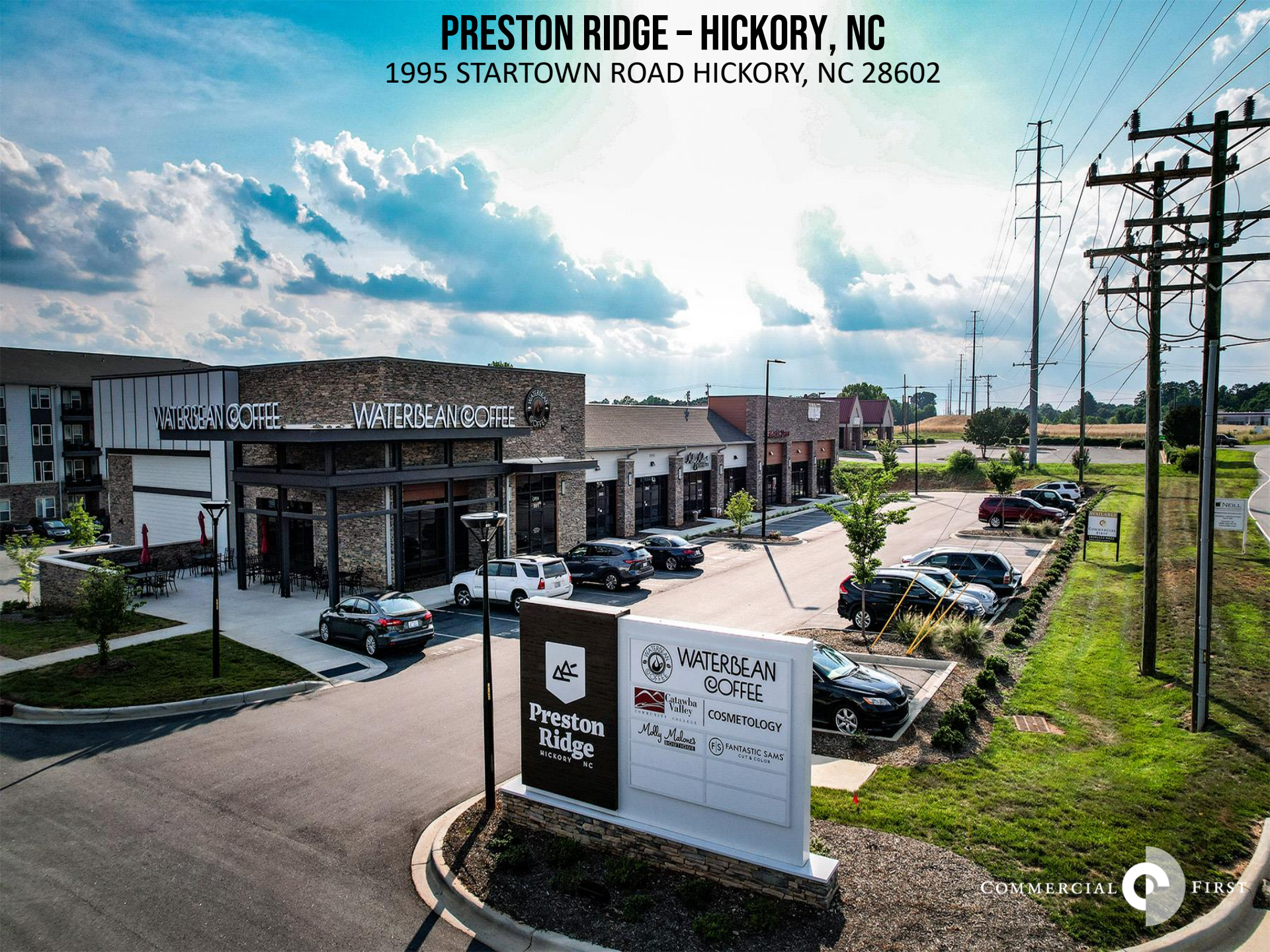
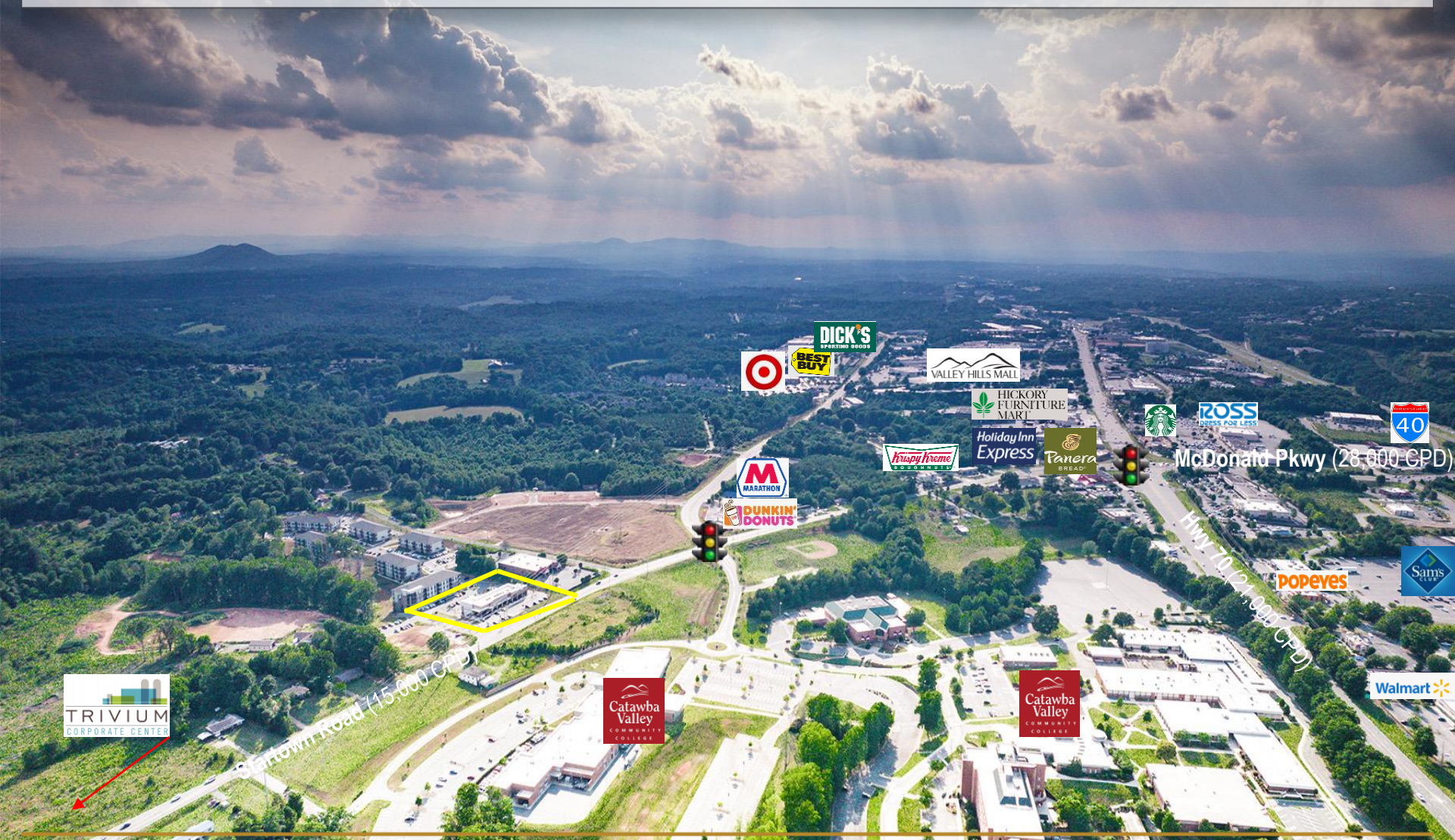


PRESTON RIDGE – HICKORY, NC

1995 STARTOWN ROAD HICKORY, NC 28602



AERIAL



TRIVIUM
CORPORATE CENTER

Startown Road (45,000 CPD)

McDonald Pkwy (28,000 CPD)

Hwy 70 (21,000 CPD)

DETAILS



SPECIFICATIONS

Price: \$24+/SF

CAM: \$3.35/SF

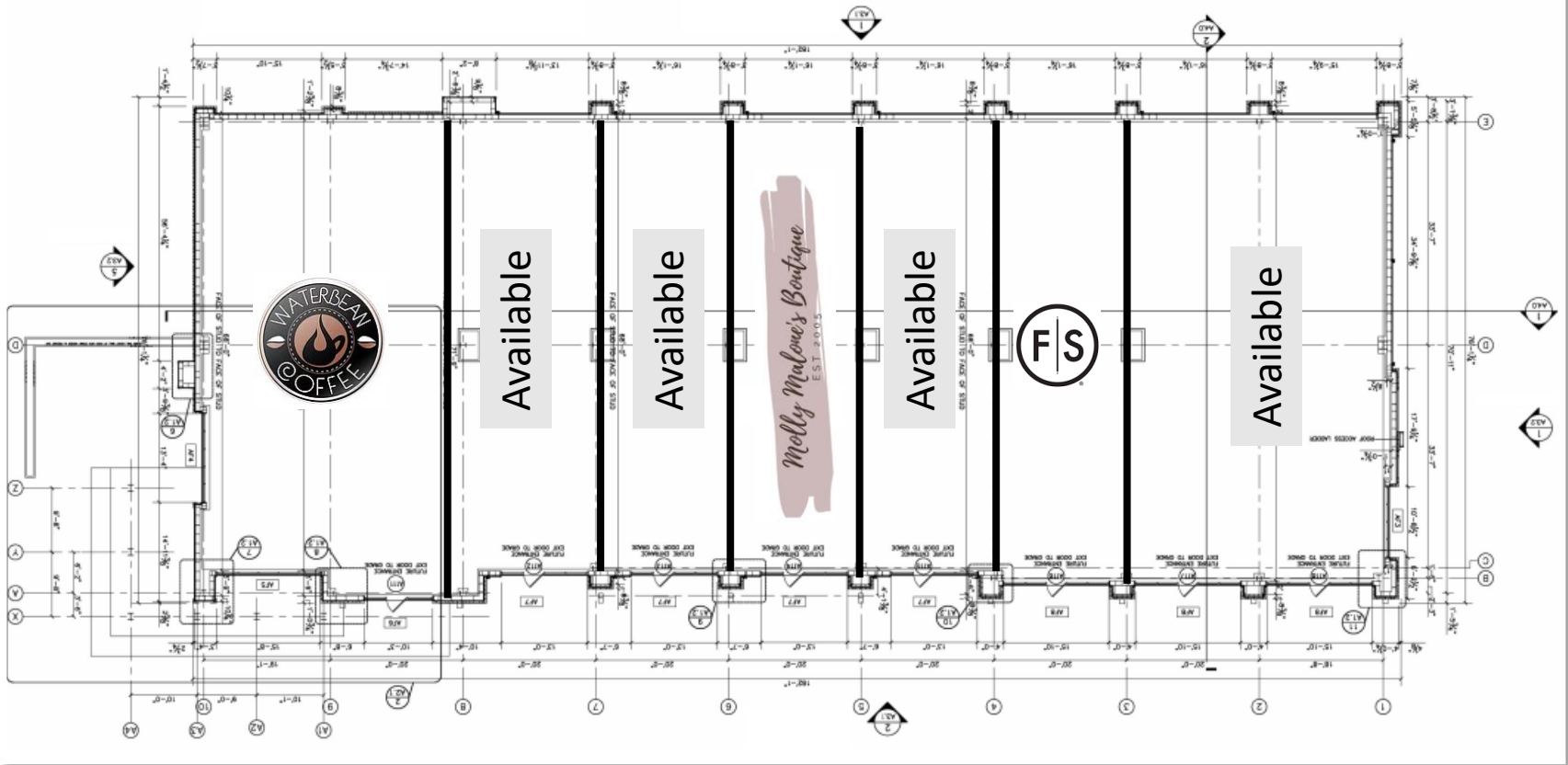
SF: 1400-1900+/-

- 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.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	1,396	19,251	69,389
Total Households	701	7,268	227,830
Median Household Income	\$38,071	\$33,667	\$38,420
Total Employees	8,803	40,812	76,481

SITE PLAN



FOR MORE INFORMATION:

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Hickory, NC 28601

COMMERCIAL  FIRST

Commercial Real Estate

Site Selection

