

# RETAIL CENTER ON HWY 70 FOR LEASE

1716 HWY 70 SE HICKORY, NC 28602



# AERIAL



# DETAILS



## SPECIFICATIONS

### Call for Pricing

SF: (2) 1,400 +/- SF spaces (approximately 70' x 20')

Term: 5-10 years

- Recently updated center with spaces completed to a vanilla shell (spaces can be combined).
- Located near busy intersection of Hwy. 70 and LR Blvd. with easy access from I-40.
- Surrounding retail includes Valley Hills Mall, Walmart Supercenter, Lowe's Home Improvement, Sam's Club, Target, and Dick's Sporting Goods.
- Excellent visibility, access, and parking with over 22,000 CPD.
- Co-tenants include Mattress Warehouse, Carolina West Wireless, Physicians Plan, and Corner Bakery.

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	1,380	22,610	66,951
Total Households	598	9,348	27,979
Median Household Income	\$45,017	\$39,422	\$49,666
Total Employees	279	2,610	4,712

# EXTERIOR PICTURE OF AVAILABLE SPACE



# SITE PLAN



# PROPERTY OVERVIEW



**FOR MORE INFORMATION:**

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