

# RETAIL SPACE FOR SALE ON SPRINGS ROAD

1130 16<sup>TH</sup> STREET NE HICKORY, NC 28601





# AERIAL



16th Street NE (17,000 +/- CPD)

Captain's Galley Seafood

FIT BODY  
BOOT CAMP

FAMILY DOLLAR



Bojangles

TRINITY  
VILLAGE

AutoZone



ExtraSpace  
Storage

Springs Road (30,500 +/- CPD)

Geppetto's  
Celebrating 25 Years



# DETAILS



## SPECIFICATIONS

**Price:** \$850,000

**SF:** Unit A – 5,548 +/- SF

Unit B – 12,058 +/- SF

**Acres:** 1.47 +/-

**Zoning:** C-2

**Year Built:** 1976

Great investment opportunity in Hickory! This building is currently fully leased to Rent-A-Center and Lockman's Body Shop. New roof in 2020 and new fence installed in 2022. Currently bringing in over \$60,000 in income before expenses (please contact us for more in-depth lease details).

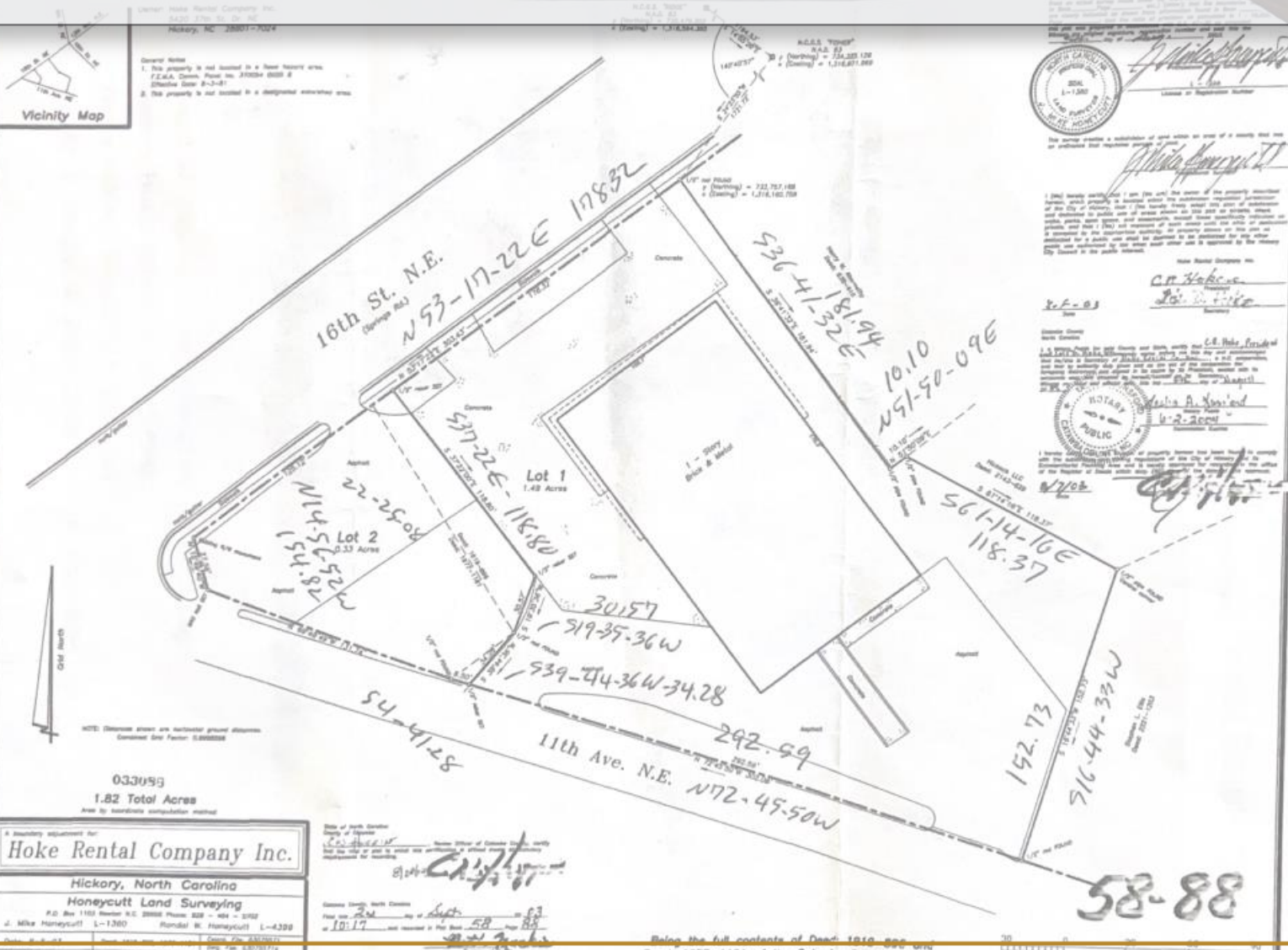
\*20' ceiling height at peak with 3 roll up doors (1 with a drive-in pit)

## DEMOGRAPHICS

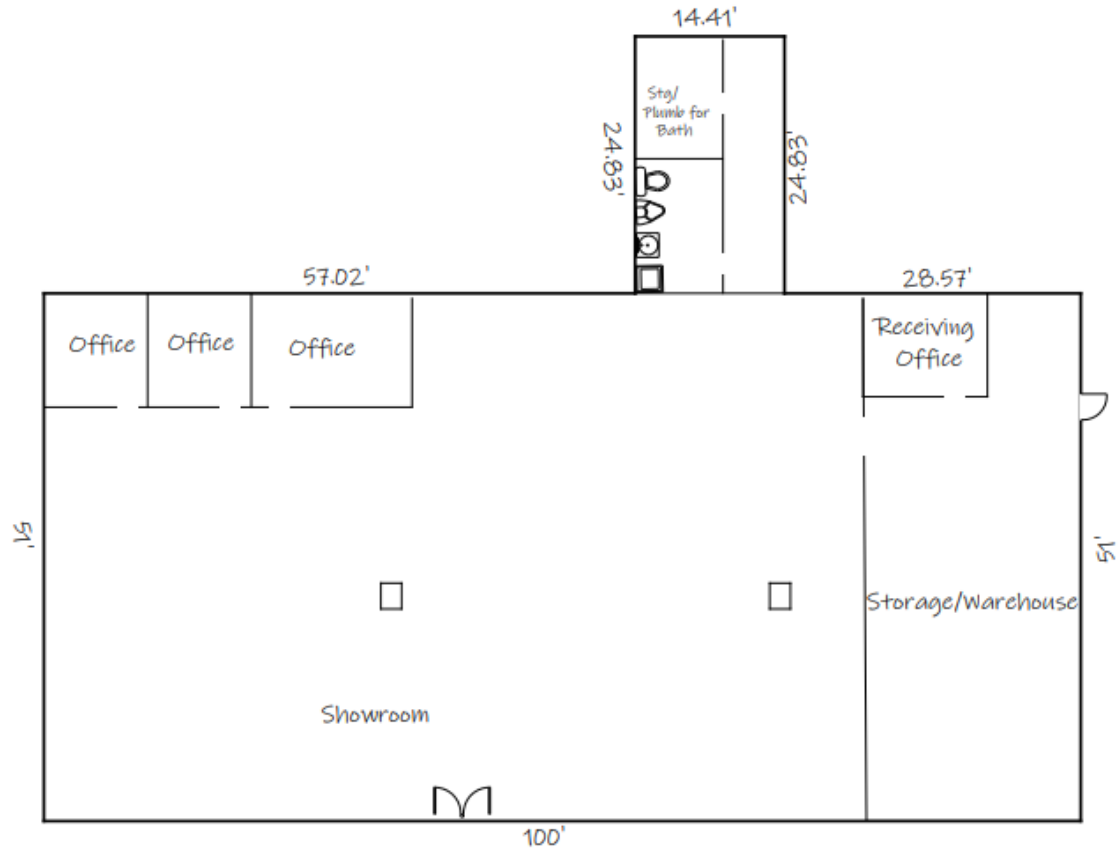
	1 Mile	3 Mile	5 Mile
Total Population	2,780	20,776	46,246
Total Households	1,172	8,458	18,506
Median Household Income	\$54,351	\$55,956	\$58,496
Total Employees	5,404	23,550	37,437

# PICTURES





# FLOORPLAN UNIT A





# FLOORPLAN UNIT B





# PROPERTY OVERVIEW







## FOR MORE INFORMATION:

Jenny Eckard  
828.320.8989  
jenny@commercialfirst.net  
www.commercialfirst.net

3031 N Center St.  
Hickory, NC 28601

COMMERCIAL FIRST



Commercial Real Estate

Site Selection

