

PRIME RETAIL CORNER LOT

2017 N CENTER STREET NW HICKORY, NC 28601



AERIAL



Bargain Hunt
PET SUPPLIES PLUS
Mingus the Hassle
ups
THE UPS STORE

McDonald's
The Family Exchange
FAMILY INC.
FOOD LION
DOLLAR GENERAL

Liberty Delicacies
Homemade Ice Cream
"We Make Our Own"
Benjamin Moore
Granny's COUNTRY KITCHEN
SUBWAY
OYSTER
SEAFOOD

THE LOFT ON CONSUMERS
FURNITURE, DECOR & MORE

PAPA JOHN'S
PIZZA

CHARLIE GRAINGERS
RESTAURANT

planet fitness

ABC LIQUOR STORE

eat
RESTAURANT

HICKORY SOCIAL HOUSE

MR. TIRE

Hwy 121 (34,552 +/- CPD)

DETAILS

SPECIFICATIONS

Price: \$1,200,000

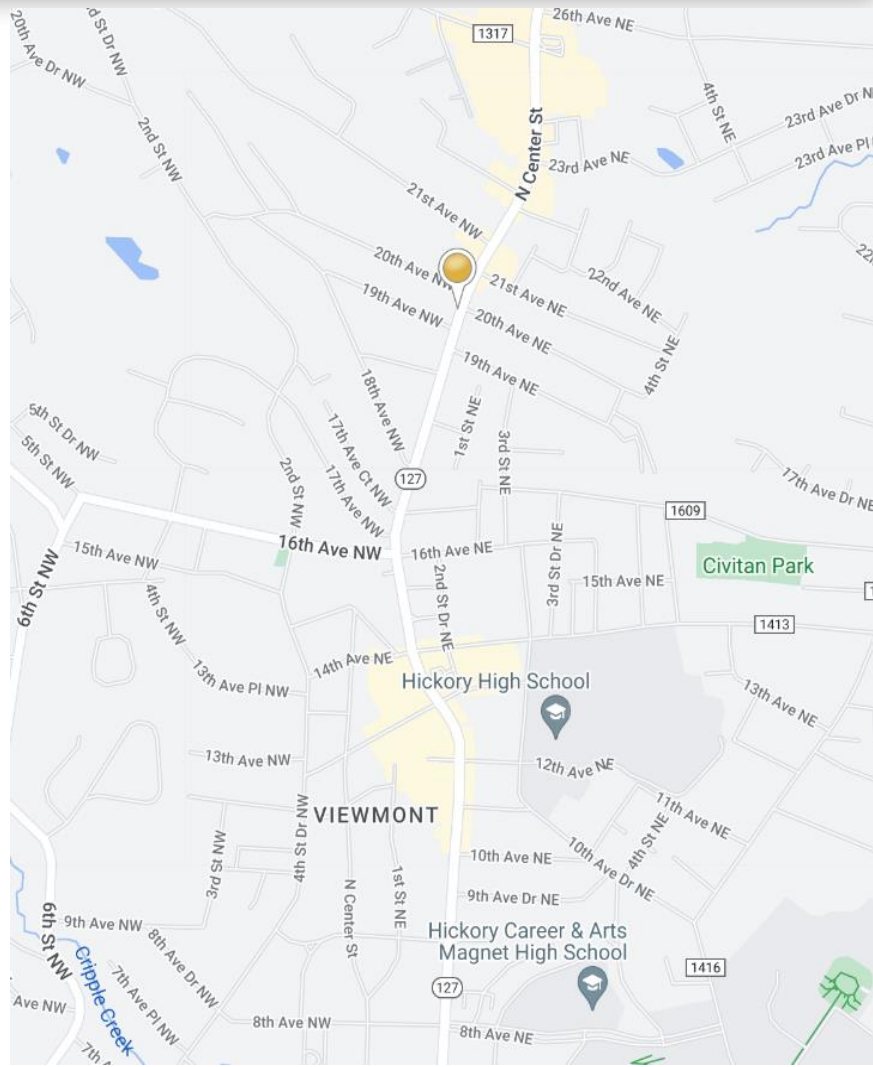
Acres: 1.09 +/-

Zoning: CC-2

Hard corner lot for sale in Viewmont! Currently the home of an office building on the corner, duplex, and a parking lot. Over 34,000 CPD on Hwy 127 combined with the highest car count on the side street that doesn't have a stop light. 20th feeds back to high end neighborhoods and Lake Hickory Country Club. Hickory Social House to replace parking in the rear of their restaurant when property sales. Tenants in duplex have 30-day termination notice in leases. Strong visibility southbound!

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	7,281	36,777	72,484
Total Household	2,878	15,948	30,186
Median Household Income	\$47,164	\$57,096	\$65,226
Total Employees	11,305	39,206	52,803



PROPERTY OVERVIEW



MARKET OVERVIEW

HICKORY, NC

Hickory is for doers and makers seeking a well-rounded community. Our city is a three-time All-American City and the regional hub of a metropolitan area of 365,376 people. Hickory and the metro area have strong transportation, utility, higher education, cultural, and workforce development networks that have produced a robust manufacturing base and extensive medical, retail, service, and residential development.





**FOR MORE
INFORMATION:**

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