

HICKORY VILLAGE SHOPPING CENTER

527 US HWY 70 SW HICKORY, NC 28602

JR. ANCHOR & OUTPARCEL AVAILABILITY

NEW

US. CHEF'S STORE
FOODS[®] GREAT FOOD. WHOLESALE PRICES[®]

NEW

DOLLAR TREE

BIG LOTS!



LL Flooring[™]
LUMBER LIQUIDATORS

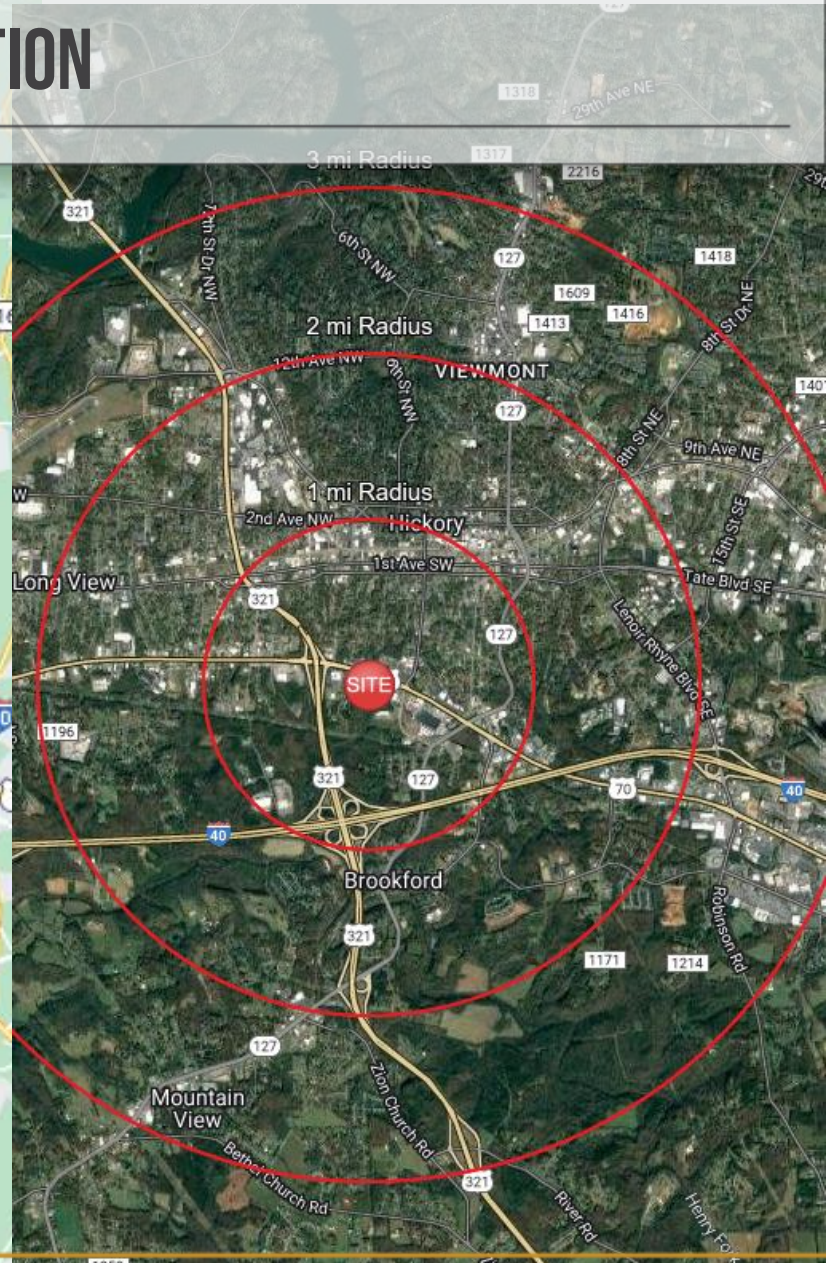
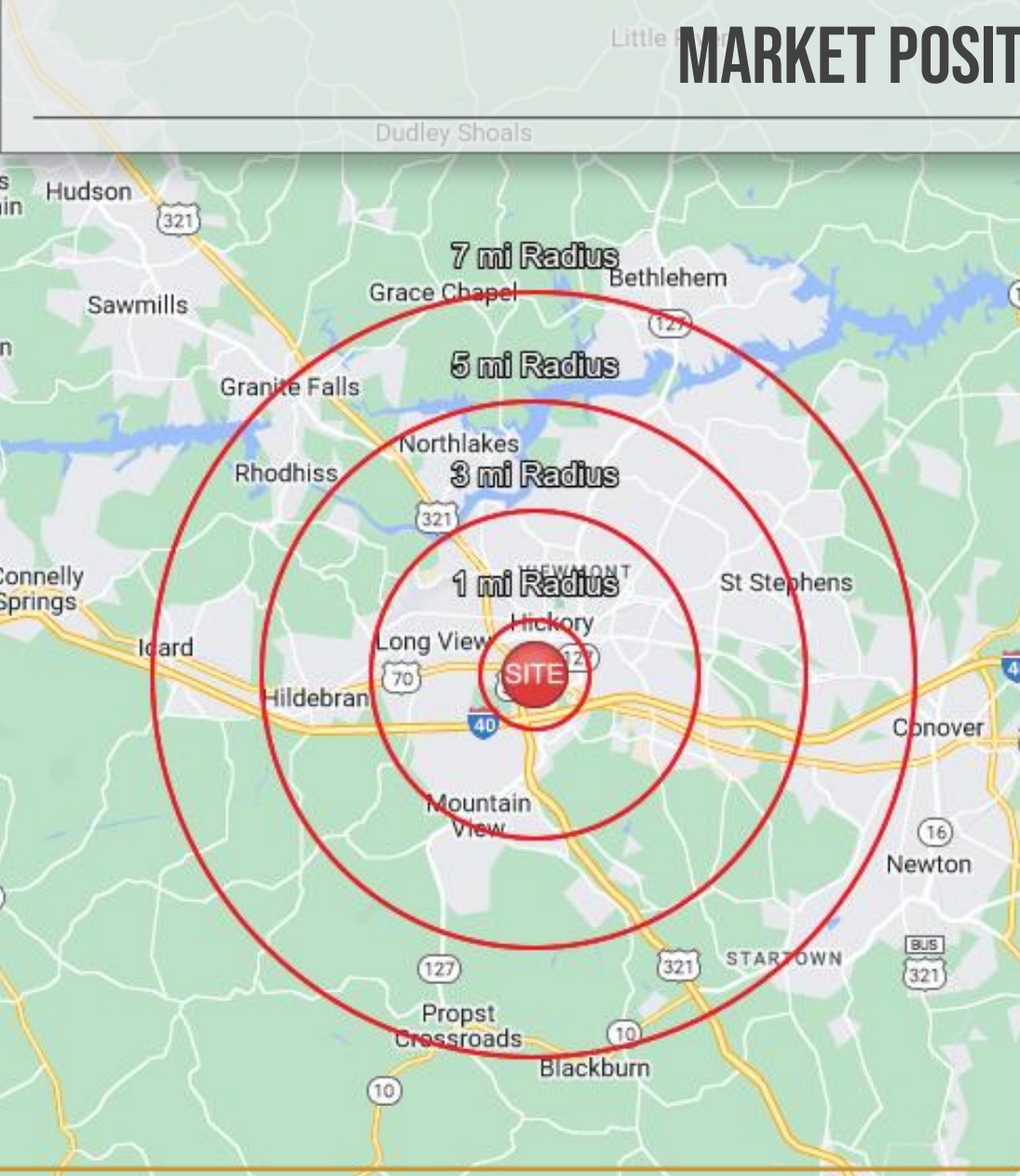
NEW

TAKE 5
CARWASH



COMMERCIAL  FIRST

MARKET POSITION



AERIAL



PROPERTY OVERVIEW



DETAILS

SPECIFICATIONS – JR ANCHOR SPACE

Price:	Please call
SF:	15,000 SF +/-
Ceiling Height:	13'

Last Junior Anchor space remaining! Join newly announced the Chef's Store and Dollar Tree, along with long standing tenants, Big Lot's and LL Flooring, in the freshly remodeled center of Hickory Village. The subject space is located on an end cap with dock-high access. TI dollars based on length of term and strength of Tenant. Additional horizontal site improvements will occur (parking, landscaping, pedscapes, etc.)

SPECIFICATIONS – OUTPARCEL

Price:	Ground Lease or Build-to-Suit
Size:	1 Ac. +/- (Latitude given to parcel sizing dependent on end-user requirements)

DEMOGRAPHICS

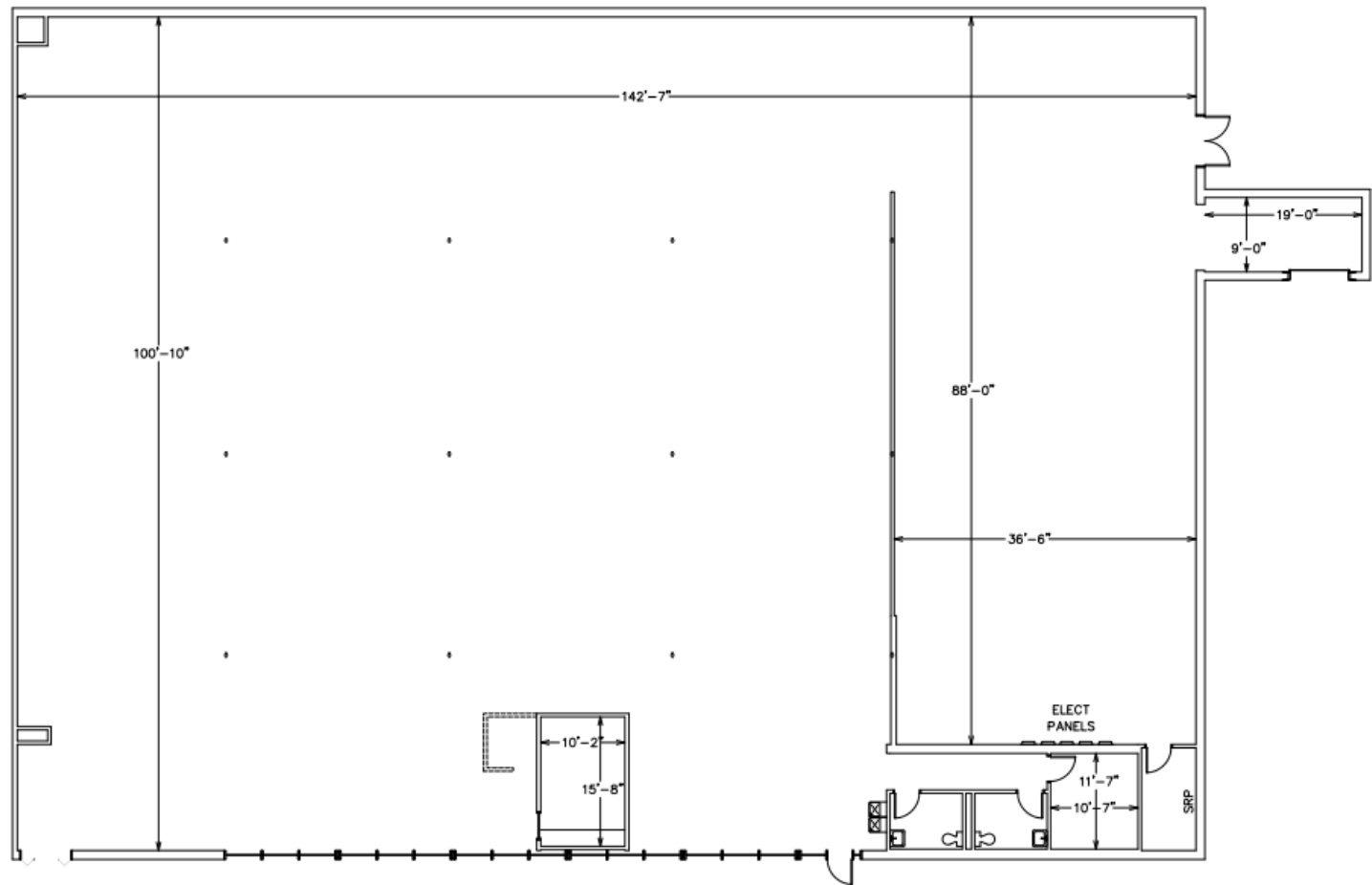
RADIUS	3 MILE	5 MILE	7 MILE
Total Population	30,387	67,147	100,342
Total Household	12,736	28,148	41,623
Avg. Household Income	\$78,155	\$87,129	\$92,611
Total Employees	36,159	53,812	64,738



JR ANCHOR SPACE AVAILABLE-VANILLA BOX READY

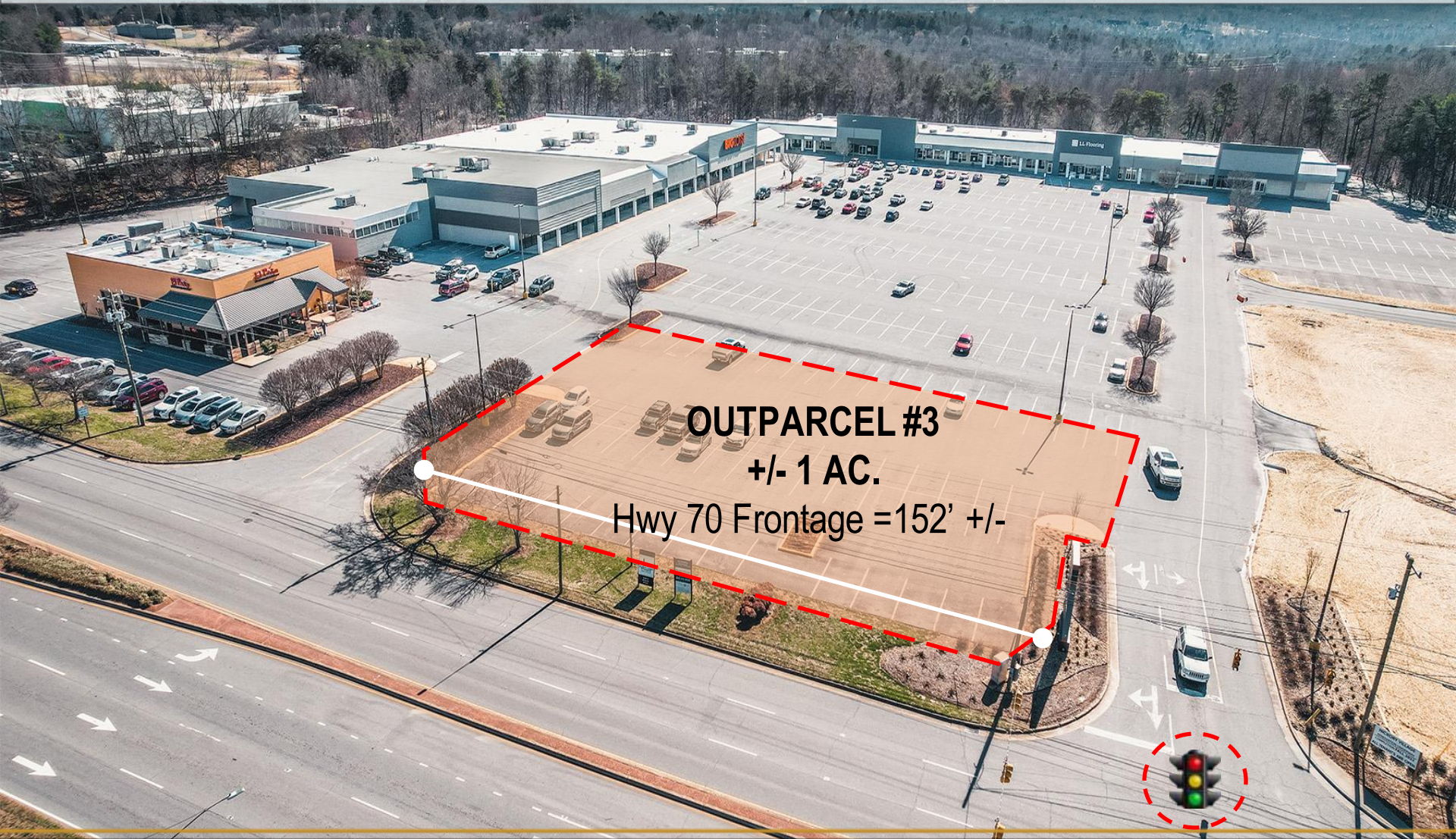


JR ANCHOR FLOORPLAN



573 US HWY 70 SE
HICKORY NC
15,048 TOTAL SF

+/- 1 AC. OUTPARCEL – DIRECT SIGNALIZED ACCESS



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.





REDEVELOPED &
OWNED BY:

STANCHION
ASSET PARTNERS

FOR MORE INFORMATION:

Shana White
828.446.3404
shana@commercialfirst.net

Ryan Lovern
828.446.8266
ryan@commercialfirst.net

3031 N Center St.
Hickory, NC 28601

www.commercialfirst.net