

HICKORY CROSSINGS

210 MAIN AVENUE WAY SE HICKORY, NC 28602



AERIAL



EveryAge



1 NORTH CENTER

TRUIST

HICKORY

N Center St

One Eleven Main

Main Avenue NW

City Walk

CRANFORD BROTHERS

B.B.Q.

CITY WALK



COMMERCIAL FIRST



DETAILS

SPECIFICATIONS

Price: See floorplans

SF: 1,000 – 5,000 +/-

Introducing an exciting commercial redevelopment of an industrial building in Downtown Hickory along the City Walk, offering a vibrant new destination with a restaurant anchor and three additional spaces available for lease. These versatile spaces range from 1,500 to 5,000 square feet, ideal for retail, wellness, or boutique services. The development will also feature a spacious outdoor patio, perfect for dining, events, or customer gatherings. With its blend of industrial character and modern design, this redevelopment is poised to become a community hub, providing businesses with high visibility and a unique setting in a revitalized area.

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

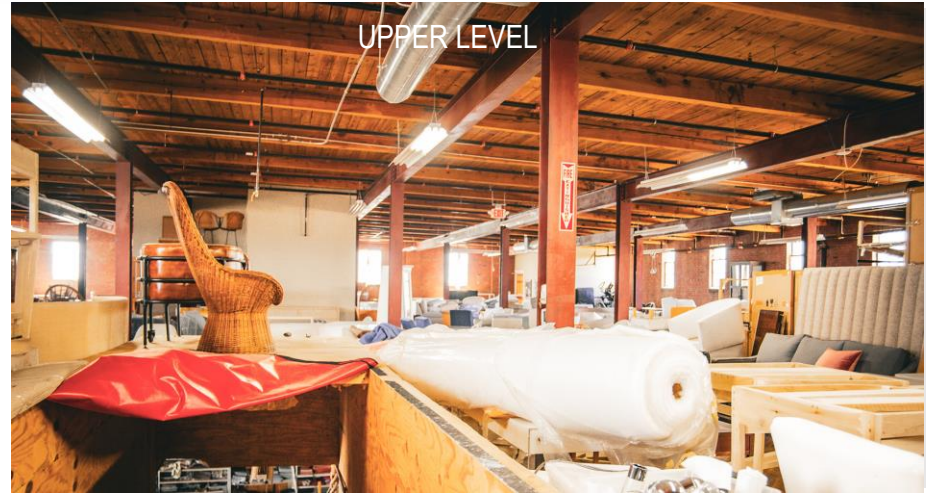


INTERIOR PICTURES

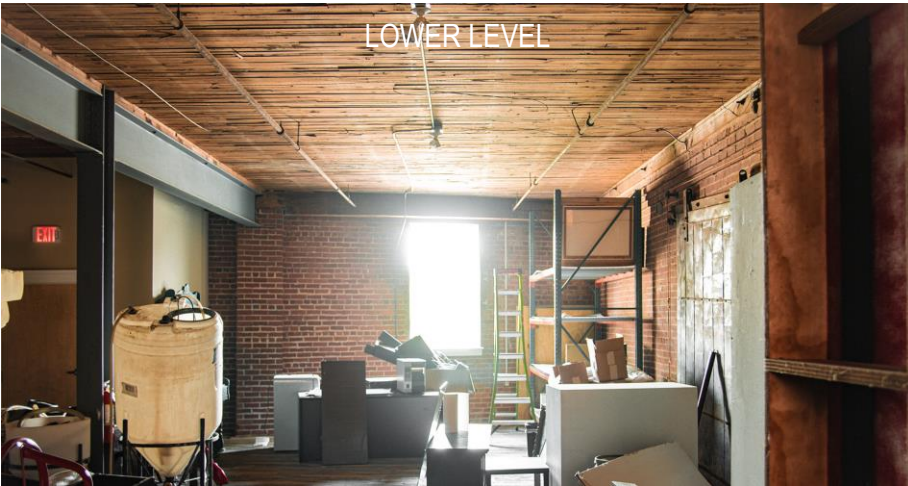
UPPER LEVEL



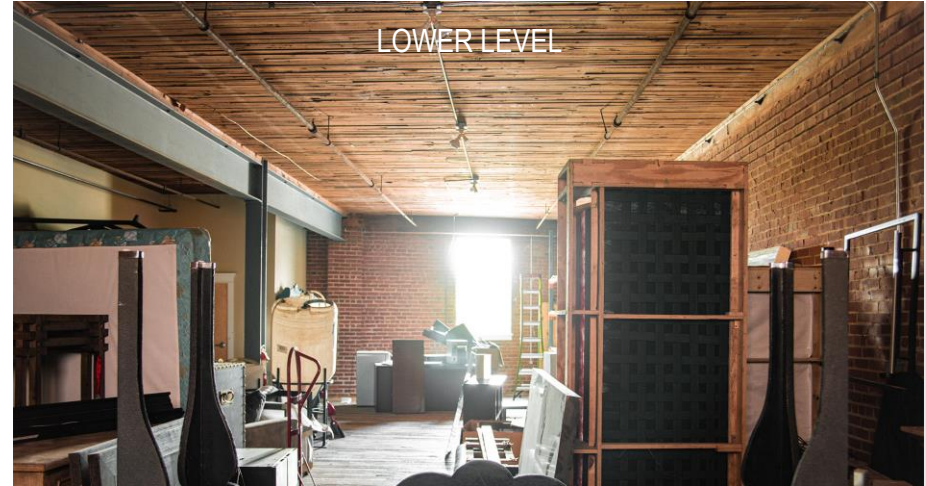
UPPER LEVEL



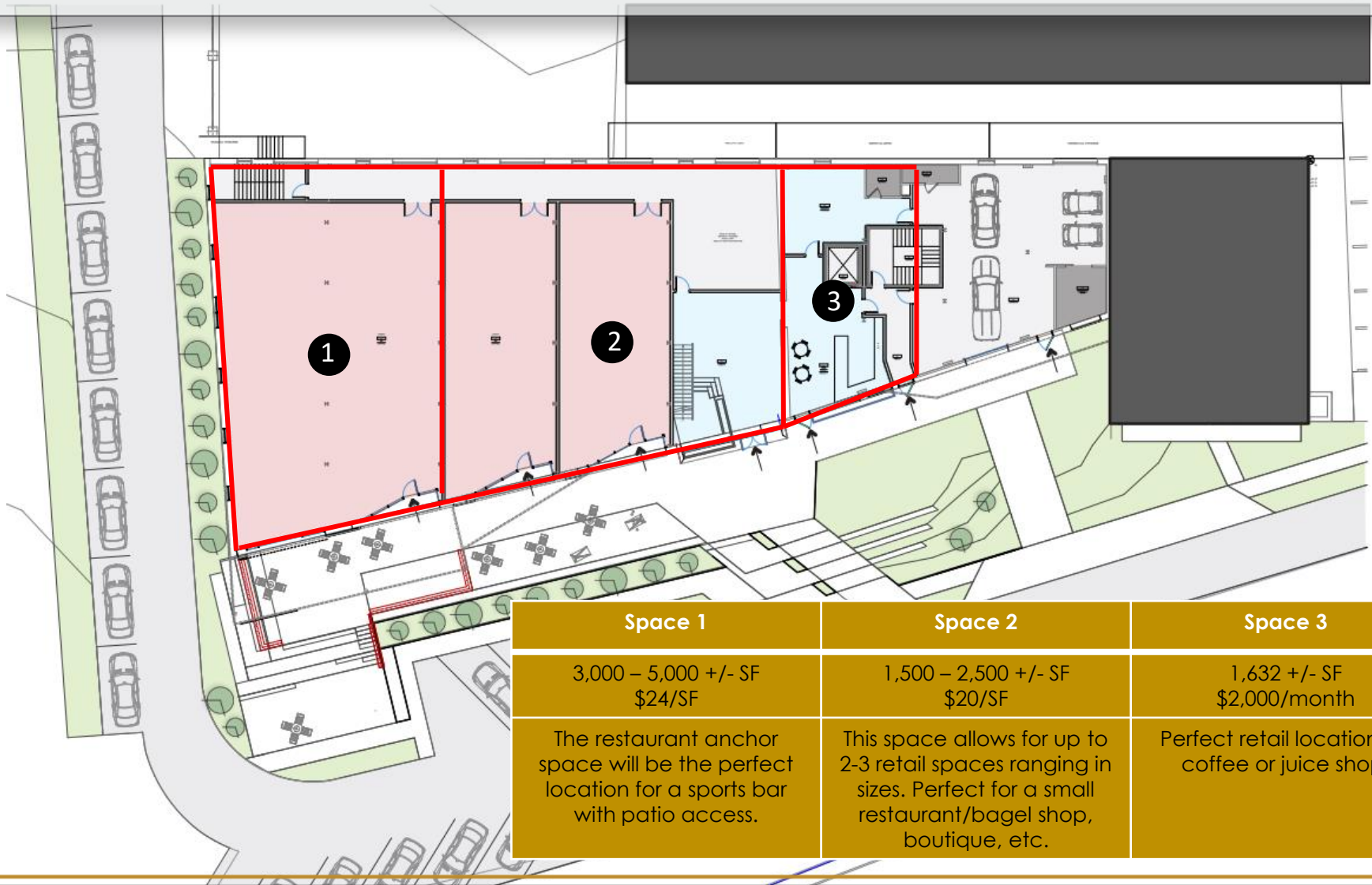
LOWER LEVEL



LOWER LEVEL



FIRST FLOOR



Space 1	Space 2	Space 3
3,000 – 5,000 +/- SF \$24/SF	1,500 – 2,500 +/- SF \$20/SF	1,632 +/- SF \$2,000/month
The restaurant anchor space will be the perfect location for a sports bar with patio access.	This space allows for up to 2-3 retail spaces ranging in sizes. Perfect for a small restaurant/bagel shop, boutique, etc.	Perfect retail location for coffee or juice shop.

SECOND FLOOR



Space 4

9,500 +/- SF
\$TBD

The largest suite, is a part of the former manufacturing area of the second floor. Plans for the space are TBD, but the possibilities are endless. As the last phase of the redevelopment and will potentially include small office spaces.

POTENTIAL SITE RENDERING



POTENTIAL SITE RENDERING



City of Hickory | Trail/ Downtown

BY THE NUMBERS



FOOT TRAFFIC 2023

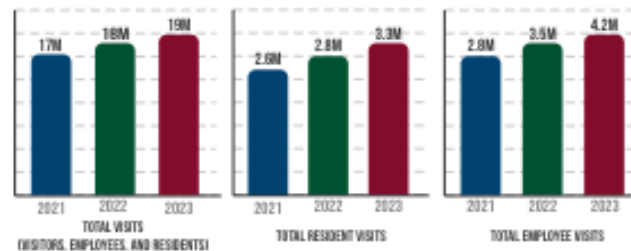


POPULATION



HICKORY TRAIL AREA FOOT TRAFFIC

(1/2 mile on either side of the trail)



ANNUAL EVENTS

Events that increase foot traffic in the city.

- 01 **Oktoberfest**
Approximately 50,000 visitors in 2023.
YoY increase: 6.5%
- 02 **Christmas Parade**
Approximately 14,000 visitors in 2023.
YoY increase: 15%
- 03 **Farmers Market**
Saturdays average 560 visits and Wednesdays average 155 visits.
- 04 **Hickory Hops**
Approximately 2,000 visits in 2023.
YoY increase: 11%
- 05 **Sails Original Music Series**
Adds an estimated 500 visitors to downtown Friday Evenings in May, June, and September.

FOR MORE INFORMATION:

Jenny Eckard
828.320.8989
jenny@commercialfirst.net

3031 N Center St.
Hickory, NC 28601

www.commercialfirst.net



FOR MORE INFORMATION:

Jenny Eckard
828.320.8989
jenny@commercialfirst.net

3031 N Center St.
Hickory, NC 28601

www.commercialfirst.net