

ICONIC BUILDING FOR LEASE IN DOWNTOWN

131 MAIN AVENUE NE HICKORY, NC 28601



COMMERCIAL FIRST



AERIAL



EveryAge



1 NORTH CENTER

Main Avenue NW

One Eleven Main

HICKORY

N Center St

TRUIST

City Walk

CRANFORD BROTHERS



DETAILS

SPECIFICATIONS

Price: \$25/SF (\$30/SF Upfit Allowance) NNN

SF: 6,222 +/- (Catawba County GIS)

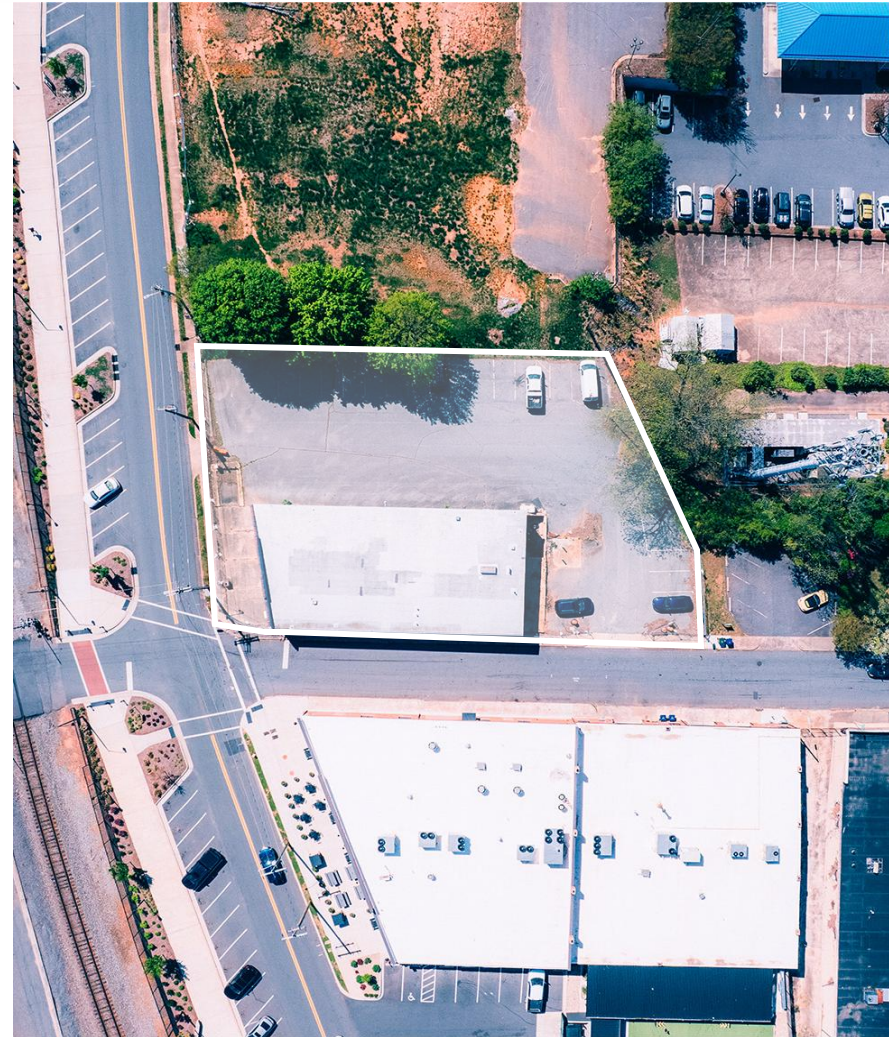
Zoning: C-1

Iconic Soup Kitchen Building!

Here's your chance to lease a landmark in Downtown Hickory! This well-known building offers spacious, open interiors with unbeatable visibility right on the City Walk. Situated between the future One Eleven Main apartments and City Walk Brewing, this gem is ideal for a restaurant, retail space, or creative office space. Tenant Upfit Allowance provided with a 7-year lease.

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 |



CITY INFORMATION

City of Hickory | Trail/ Downtown

BY THE NUMBERS



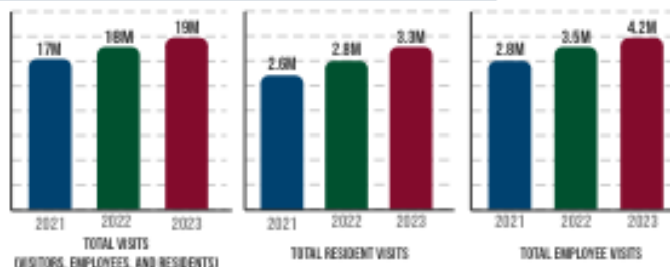
FOOT TRAFFIC 2023



POPULATION



HICKORY TRAIL AREA FOOT TRAFFIC (1/2 mile on either side of the trail)





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