

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

TRUIST

N Center St

City Walk

CRANFORD BROTHERS



COMMERCIAL FIRST



DETAILS

SPECIFICATIONS

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

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

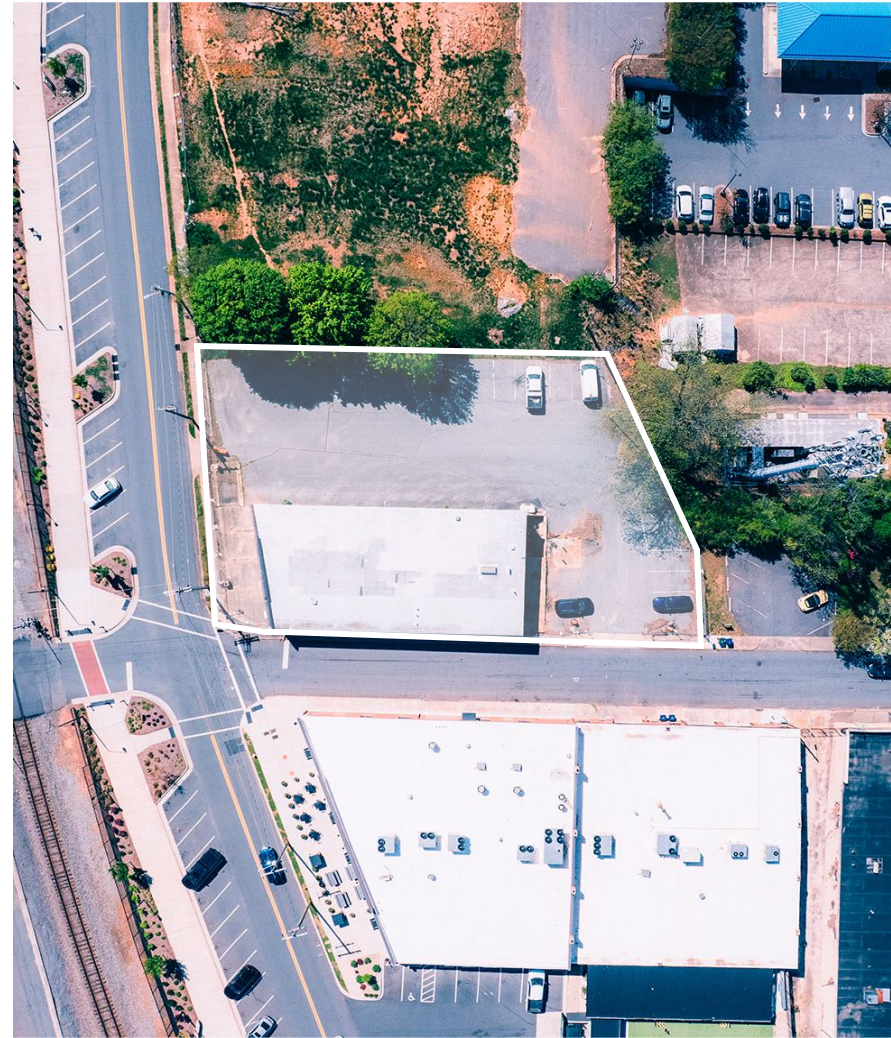
Zoning: C-1

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

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.

79.2%
01 POPULATION OVER 18
2018 - 2022 ACS Data

37.9
02 MEDIAN AGE

\$58,251
03 MEDIAN INCOME

36.7%
04 BACHELOR'S DEGREE OF HIGHER

\$1,2
05 MO AVER
CoStar

FOOT TRAFFIC 2023

01 162.8K people
DAILY AVERAGE VISITS (RESIDENTS, EMPLOYEES, VISITORS)

03 82.8K visitors
DAILY AVERAGE VISITS

05 59K employees
DAILY AVERAGE VISITS (MONDAY TO FRIDAY)

02 +7.9%
VISITS YEAR-OVER-YEAR

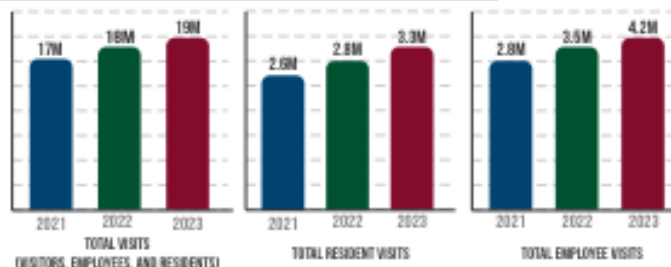
04 FRIDAY
BUSIEST DAY OF THE WEEK

POPULATION

44K
CITY POPULATION
2022
US Census Bureau

3.6
FOOT TRAFFIC TO POPULATION RATIO
This number indicates how much the city's population grows during the day

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





FOR MORE INFORMATION:

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