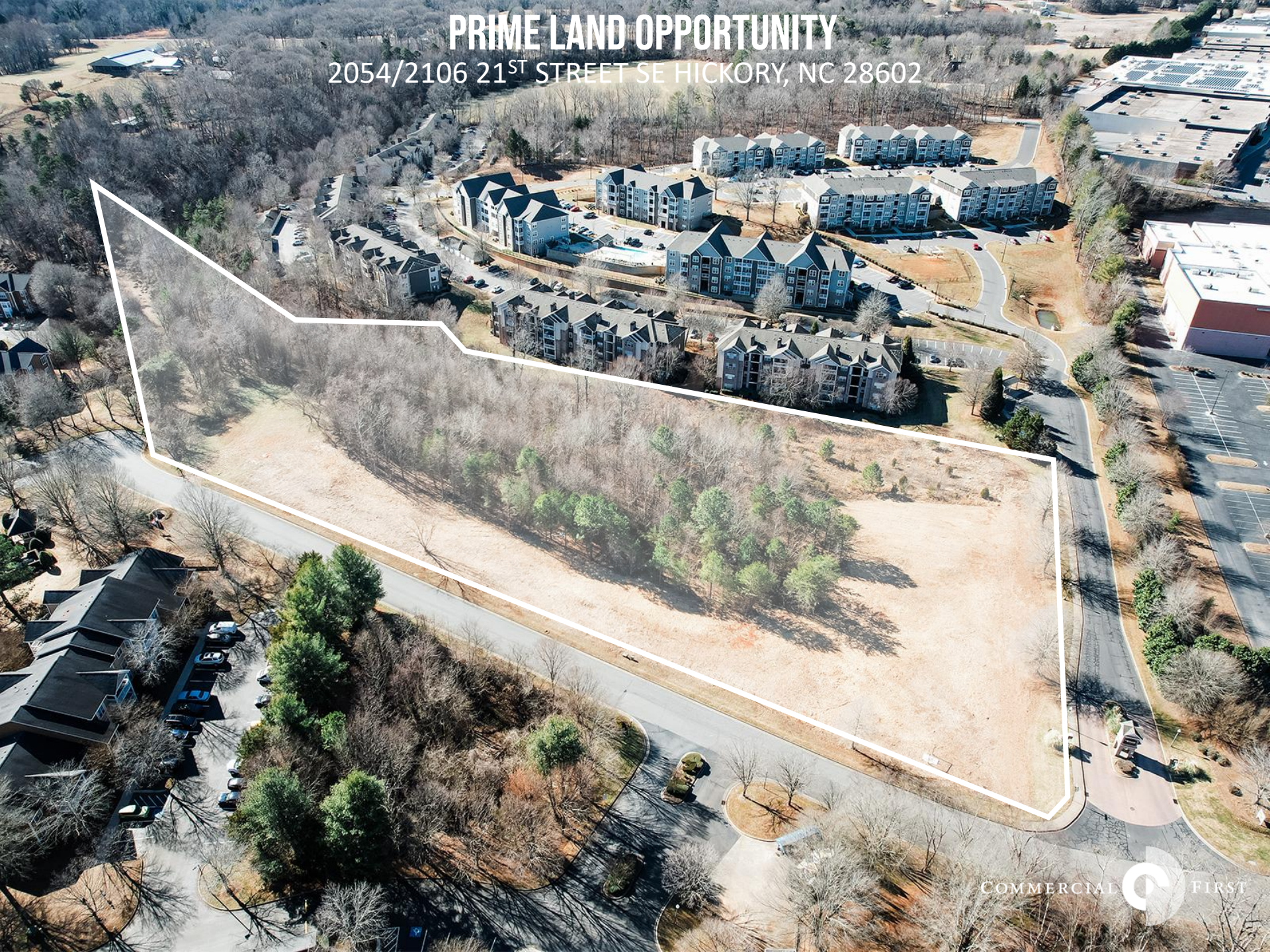


PRIME LAND OPPORTUNITY

2054/2106 21ST STREET SE HICKORY, NC 28602



COMMERCIAL FIRST



AERIAL



ULTA SKY ZONE

INTERSTATE 40

Hwy 70 (21,000 CPD)

VALLEY HILLS MALL

Catawba Valley Blvd

AMC THEATRES

Peoples

THE ESTATES at Legends

The Legends LIFESTYLE



DETAILS

SPECIFICATIONS

Sales Price: \$675,000 (REDUCED!)

Acres: 6.69 +/-

Zoning: PD

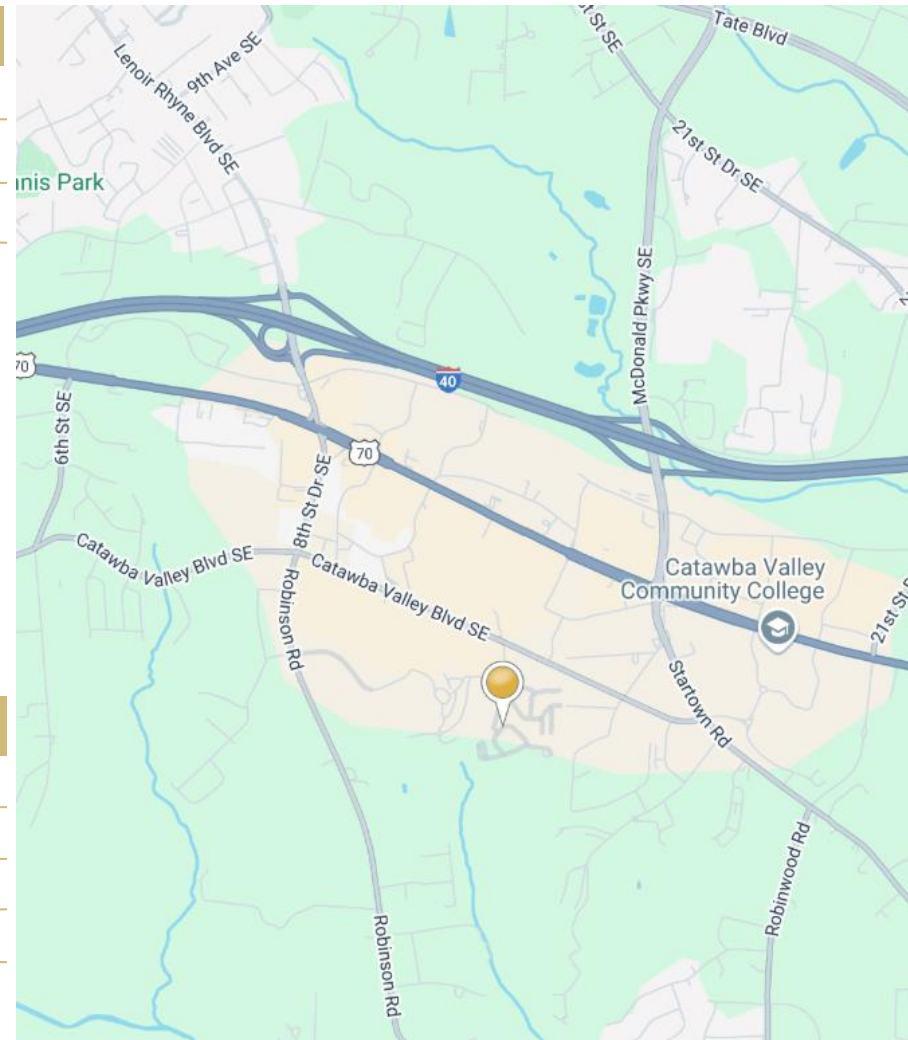
Prime Land Opportunity in Hickory, NC!

Seize this rare opportunity to develop in one of Hickory's most dynamic retail corridors! This highly visible and strategically positioned parcel sits conveniently between two large apartment communities, boasting over 950 units, ensuring a built-in customer base and consistent traffic.

Located near Valley Hills Mall, this site benefits from strong regional pull, drawing consumers from across the Greater Hickory Metro area. Surrounded by national retailers, restaurants, and thriving businesses, the location offers exceptional accessibility.

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	5,141	32,440	68,404
Total Household	2,182	13,822	28,682
Median Household Income	\$45,149	\$58,938	\$65,240
Total Employees	9,284	36,467	51,107



5' CONTOURS & WATER FEATURES



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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