

ICONIC BUILDING FOR LEASE IN DOWNTOWN

131 MAIN AVENUE NE HICKORY, NC 28601



AERIAL



EveryAge



1 NORTH CENTER

Main Avenue NW

One Eleven Main

HICKORY

N Center St

TRUIST

City Walk

CRANFORD BROTHERS B.B.Q.



DETAILS

SPECIFICATIONS

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

SF: 5,230 +/- (Catawba County GIS)

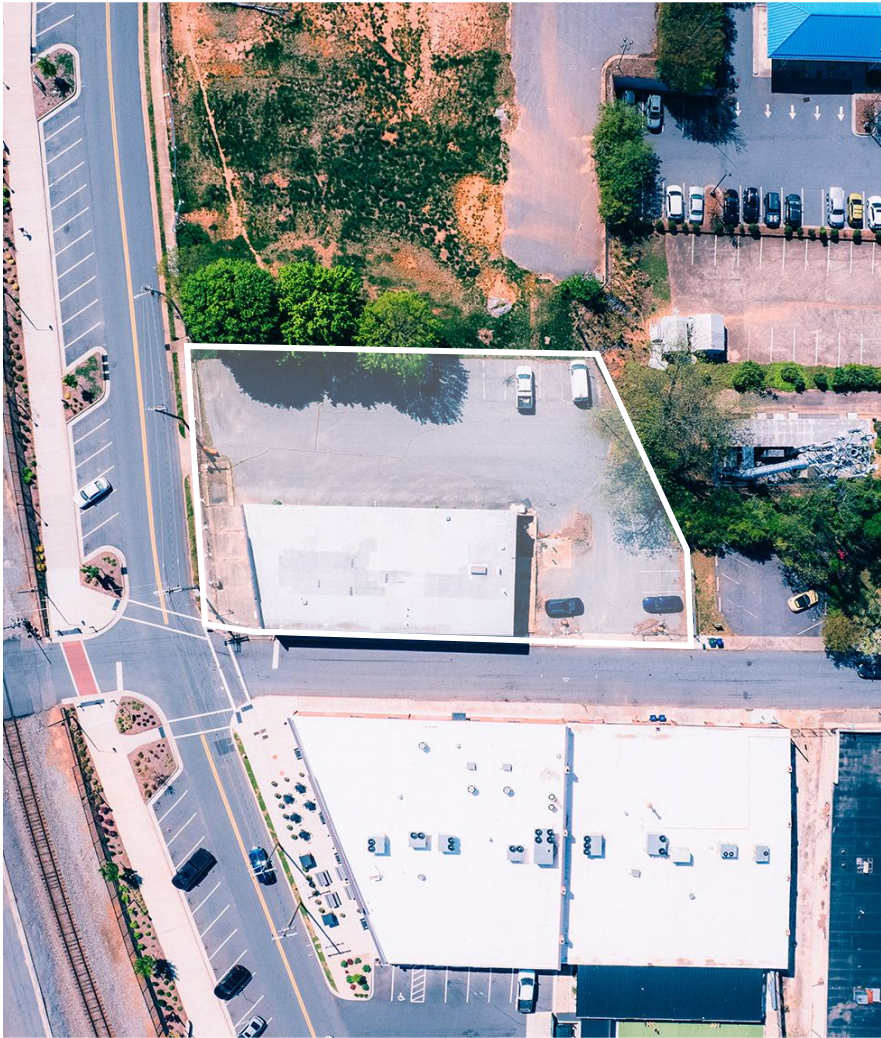
Zoning: C-1

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

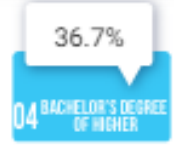
01 **Oktoberfest**
Approximately 50,000 visitors in 2023.
YoY increase: 6.5%.

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.



FOOT TRAFFIC 2023



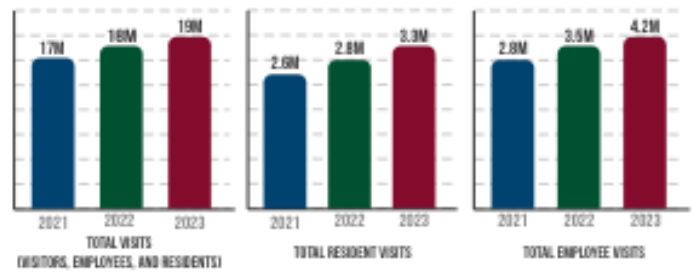
ANNUAL EVENTS

Events that increase foot traffic in the city.

POPULATION



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





**FOR MORE
INFORMATION:**

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