

PRIME RETAIL OUTPARCEL - HICKORY, NC

1621 HWY 70 SE | HICKORY, NC 28602



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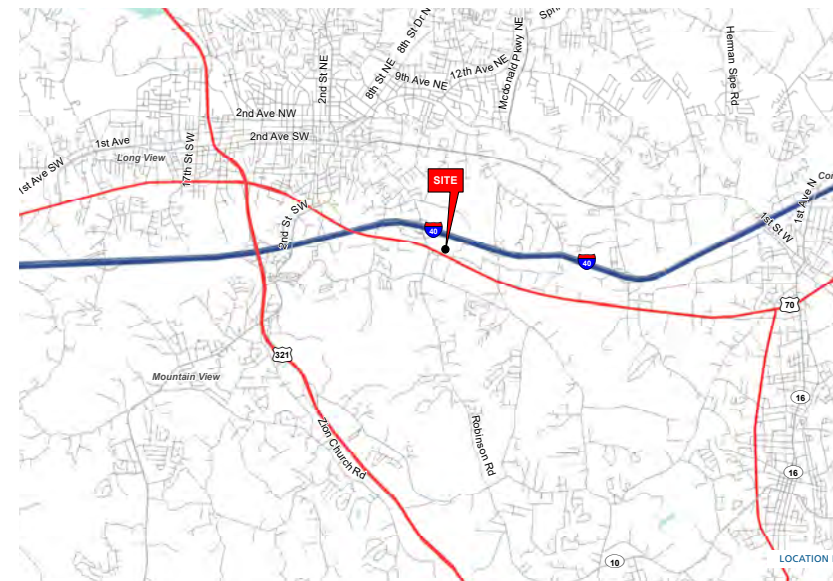
PROPERTY / LEASE INFORMATION

ASKING RENT:	Call for details
ACREAGE:	3.61 acres (Lot A - 1.83 Acres; Lot B - 1.7 Acres)
ZONING:	C-3
FRONTAGE:	296' along Hwy 70

PROPERTY HIGHLIGHTS

- The property has been recently been graded with a rear road constructed connecting the parcel to the signalized drive at 17th Street Dr SE.
- The existing billboard sign will remain on the property.
- The property is one of the last remaining undeveloped sites along Hickory's main retail corridor.

DEMOGRAPHICS (2021)	1 MILE	3 MILE	5 MILE
POPULATION	1,804	22,341	67,653
AVERAGE HH INCOME	\$63,580	\$56,434	\$68,978
MEDIAN HH INCOME	\$53,168	\$44,332	\$53,487
BUSINESS ESTABLISHMENTS	271	2,080	4,178
DAYTIME EMPLOYMENT	7,397	38,188	65,872



CONTACT

Henry Breaux | 704.644.4580
hbreaux@providencegroup.com

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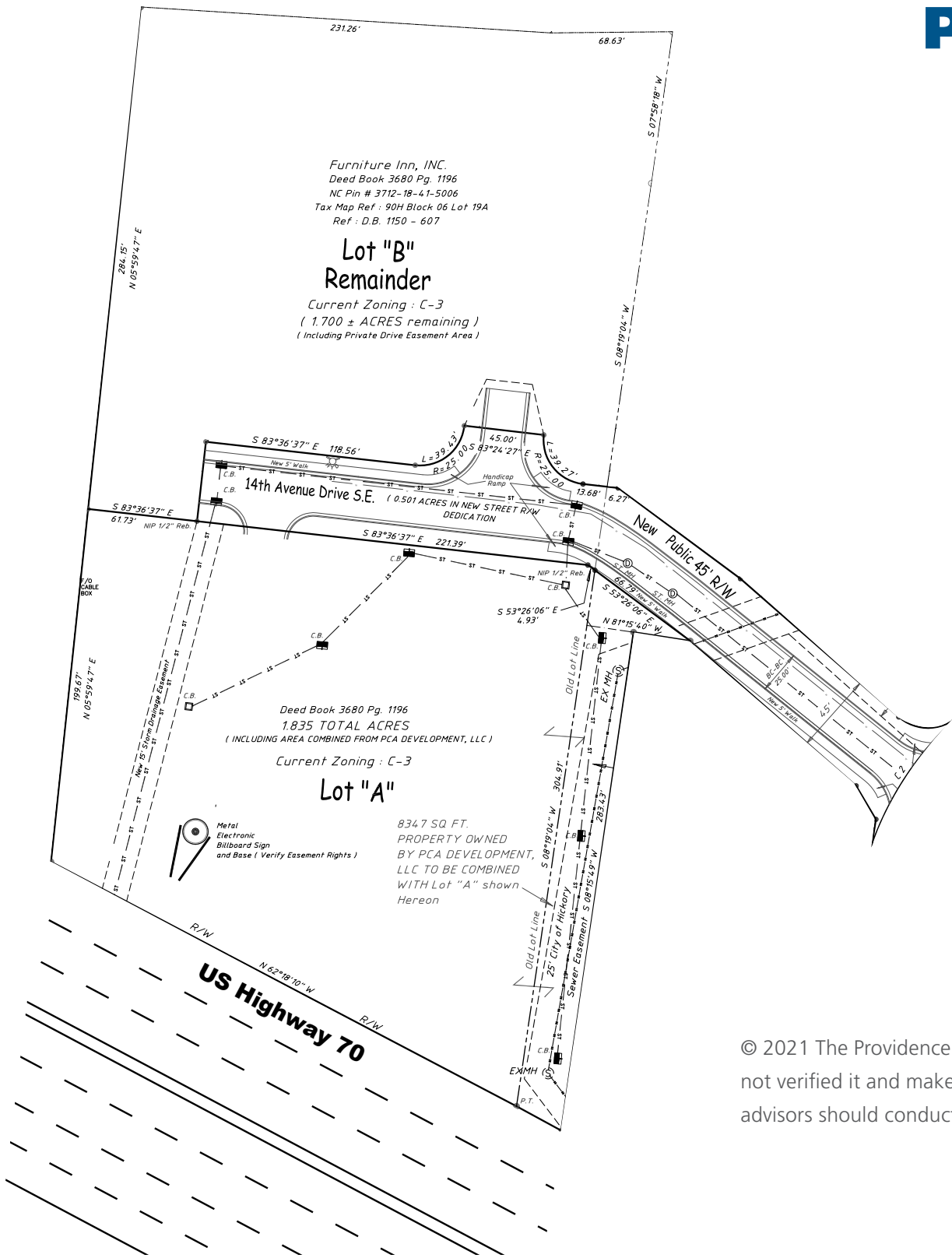
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THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

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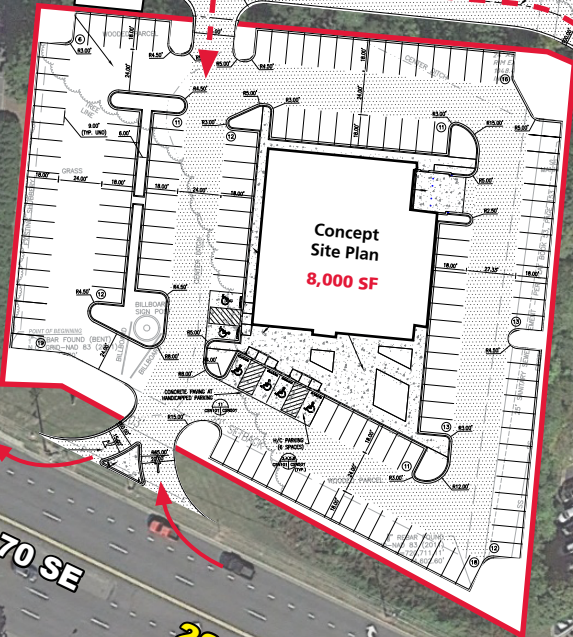
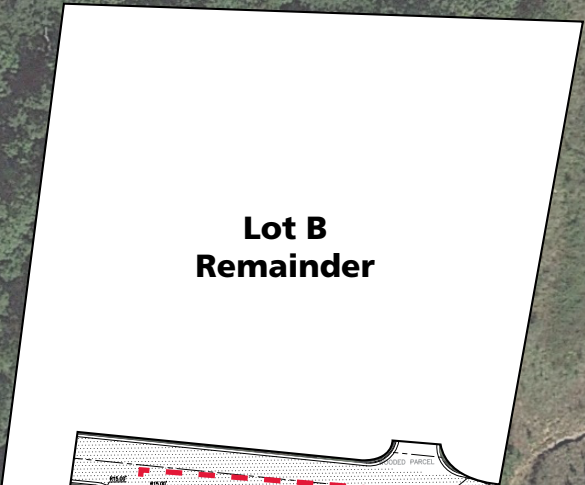
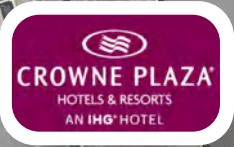
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CONCEPTUAL PLAN



17th St Dr SE

US Hwy 70 SE

22,500 VPD





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