HICKORY CORNERS SHOPPING CENTER

1842 US Hwy 70 SE
Hickory, NC 28602

Hickory Corners is located in a thriving retail hub in the Carolina foothills! Hickory anchors the Hickory - Lenior - Morganton metro area and sits within easy reach of both Charlotte (50 miles) and Asheville (80 miles). The city is ranked as one of the busiest retail corridors in North Carolina - ranked in the 94th percentile nationally for retail foot traffic (5th busiest in the state).

PROPERTY HIGHLIGHTS

- Located in Hickory's premier retail corridor
- Easy access from I-40 and US 321
- **Trade area population: 412,000+** within a 50-mile radius
- **Daytime population swells to 163,000+** — more than triple the city's resident base
- Pylon Signage Available

CENTER CO-TENANTS

Hamrick's Gabe's Guitar Center BOOT BARN

±1,200 - 45,959 SF
SPACE AVAILABLE FOR LEASE

THE PROVIDENCE GROUP
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PROUD PARTNER
XTEAM
RETAIL ADVISORS

SITE PLAN

Suite	Tenant	Size (SF)
1	Hamrick's	50,222
2	Gabe's	31,900
3	AVAILABLE	±5,008
4	AVAILABLE *can be subdivided*	±45,959
5	AVAILABLE	±8,450
6	Metro by T-Mobile	1,200
7	Elizabeth & Co. Pet Salon	2,400
9	AVAILABLE	±1,200
10	AVAILABLE	±1,200
11	AVAILABLE	±1,200
12	Fashion Nails	1,200
13	AVAILABLE	±1,200
14	AVAILABLE	±4,800
15	Jax Wax	1,200
17-A	Boot Barn	12,303
17-B	Guitar Center	11,160
	TOTAL	±180,602

SURROUNDING AREA

DEMOGRAPHICS *(2025)*	1 MILE	3 MILES	5 MILES
POPULATION	1,771	22,194	70,441
AVERAGE HH INCOME	$99,726	$80,664	$90,987
MEDIAN HH INCOME	$93,051	$64,105	$70,360
BUSINESS ESTABLISHMENTS	223	2,202	4,361
DAYTIME POPULATION	2,928	33,133	59,228

TRADE AREA

Hickory Market Drivers

Fiber Optics & Telecommunications

*Home to **CommScope's headquarters** and a major **Corning** fiber-optic manufacturing facility, anchoring Hickory's "Optical Fiber Corridor" — Corning recently announced a **$170M+ expansion** at Trivium Corporate Center.*

Furniture Manufacturing

*Historic home to **Broyhill, Drexel Heritage**, and other major furniture manufacturers, with the nationally known **Hickory Furniture Mart** still anchoring the area's furniture identity.*

Healthcare

*Catawba Valley Medical Center and **Frye Regional Medical Center (Duke LifePoint)** rank among the area's largest employers, supporting a substantial regional healthcare workforce.*

20,500 VPD US Hwy 70 SE

36,175 Population
within 10-Minute Drive

$81,405 Avg HH Income
within 10-Minute Drive

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