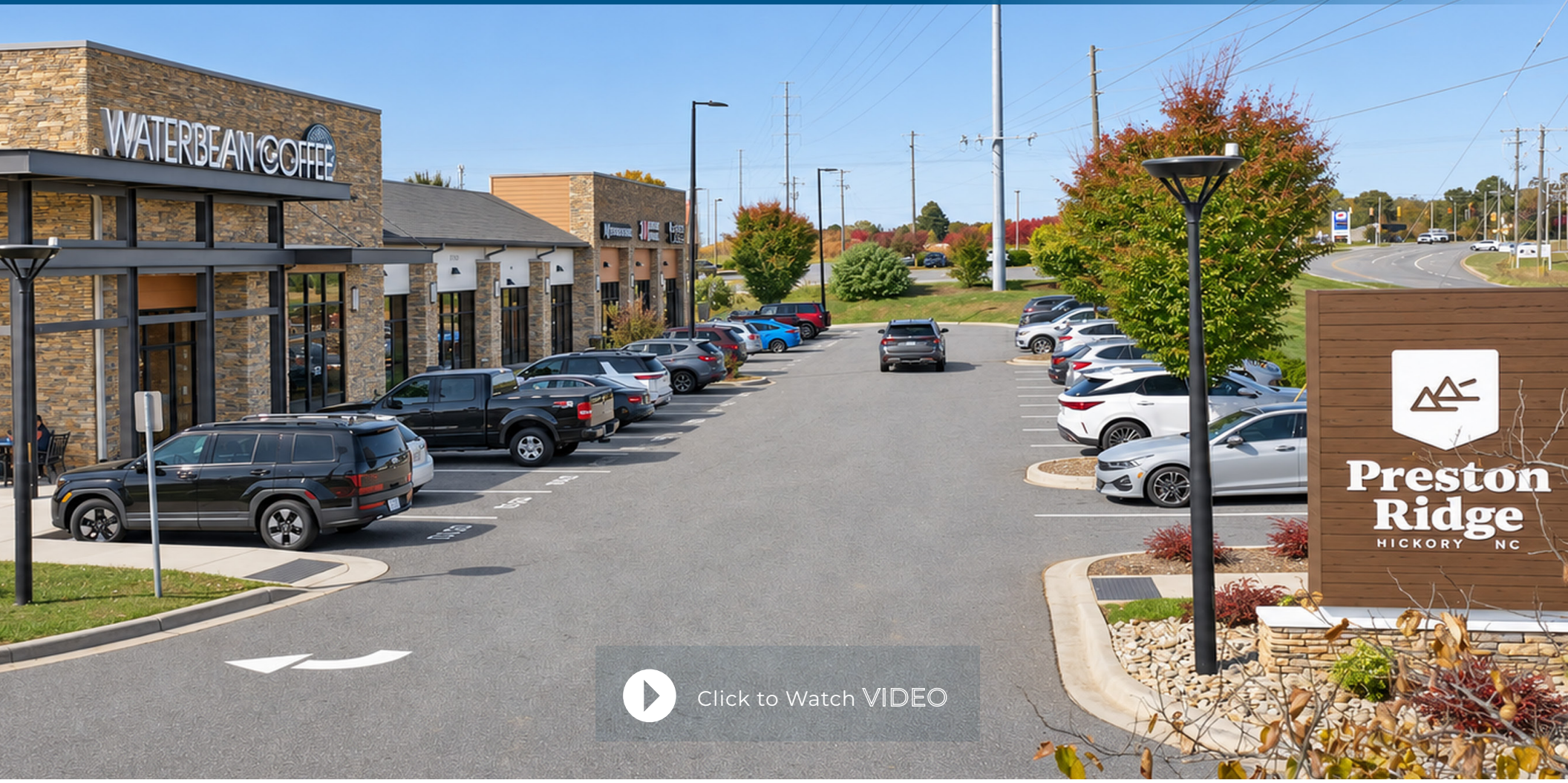
PRESTON RIDGE

AVAILABLE FOR LEASE

THE PROVIDENCE GROUP

EXCELLENCE IN RETAIL REAL ESTATE



1995 STARTOWN RD. HICKORY, NC 28602

CONTACT: Alyson Douglas O'Laughlin | 704.644.4589 | *alyson@providencegroup.com*

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PRESTON RIDGE

1995 Startown Rd. Hickory, NC

PROPERTY DETAILS

Located in Hickory, NC, approximately 45 miles from Charlotte, 60 miles from Asheville and 90 miles from Greensboro, Preston Ridge sits in the heart of Hickory's primary retail hub, a proven location for national and regional retailers. Home Depot, Target, Kohl's, Walmart, Sam's Club, and Academy Sports are all nearby. The recently constructed neighborhood retail center is the centerpiece of a master-planned, mixed-use development. The surrounding area includes Catawba Valley Community College, a 378-acre Class A office and industrial park and a growing residential corridor featuring established single-family neighborhoods, newer multifamily communities and planned residential development.

PROPERTY HIGHLIGHTS

- **Direct Visibility and Access:** Close to Interstate 40, U.S. Highway 321, Valley Hills Mall and Hickory's primary retail corridor along U.S. Highway 70
- **Strong Traffic Counts:** U.S. Hwy 70 – 18,300 VPD; Startown Rd – 12,500 VPD
- **Part of a $32M+ Mixed-Use Project:** Initial phase alone includes approximately 172 apartments and 25,200 SF of retail
- **Built-in Residential Customer Base:** Adjacent to a 340-unit multifamily community, within an established and growing residential trade area
- **Student and Faculty Traffic:** Directly across from Catawba Valley Community College, with approximately 4,900 students enrolled and 600 faculty and staff
- **378 Acre Class-A Office and Industrial Park:** One mile from site, home to companies including Meta, Nvidia, Corning, Goldhofer and more.
- **Availability:** 1,405 – 5,919 SF



(2026) DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	15 MIN DRIVE TIME
POPULATION	2,261	13,392	66,456	84,907
AVERAGE HH INCOME	$86,117	$85,141	$89,824	$89,757
DAYTIME EMPLOYMENT	1,313	20,280	53,220	70,203

* Community College: 4,900 Students enrolled; 600 faculty / staff

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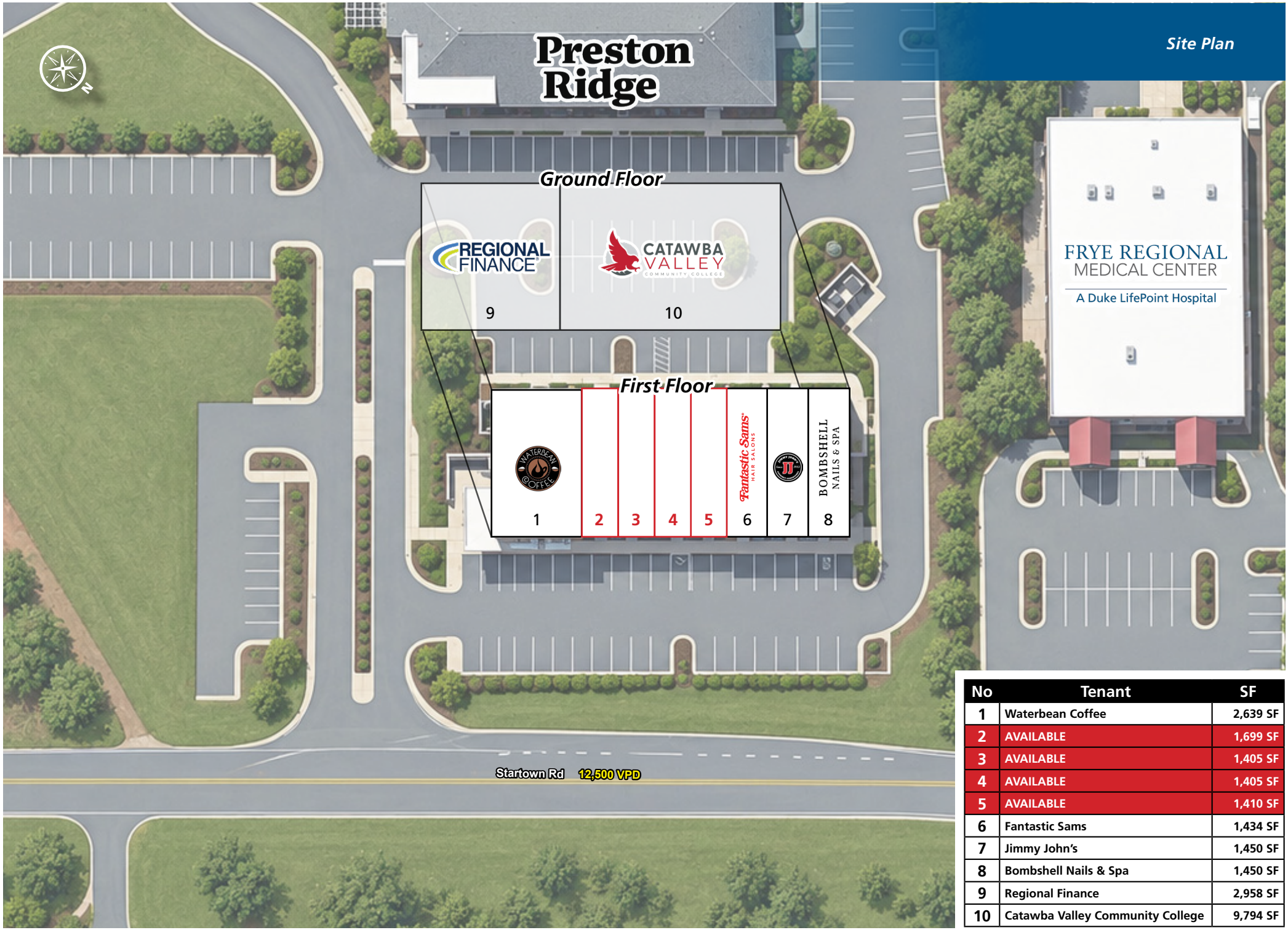
PARTNER XTEAM

Preston Ridge

Site Plan



No	Tenant	SF
1	Waterbean Coffee	2,639 SF
2	AVAILABLE	1,699 SF
3	AVAILABLE	1,405 SF
4	AVAILABLE	1,405 SF
5	AVAILABLE	1,410 SF
6	Fantastic Sams	1,434 SF
7	Jimmy John's	1,450 SF
8	Bombshell Nails & Spa	1,450 SF
9	Regional Finance	2,958 SF
10	Catawba Valley Community College	9,794 SF

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Site Photos









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PARTNER XTEAM

CLOSE AERIAL



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PARTNER XTEAM

CLOSE AERIAL



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PARTNER XTEAM

HIGH AERIAL



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PARTNER XTEAM

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