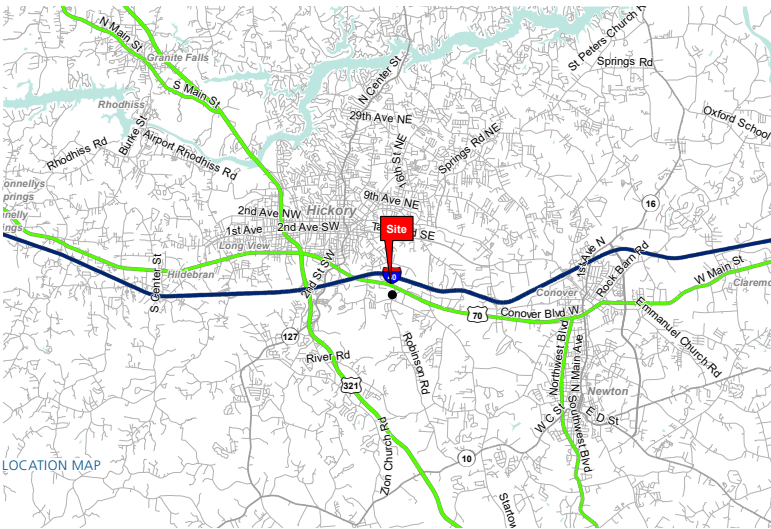




± 2.5 ACRES AVAILABLE IN HICKORY
1708 8TH STREET DR SE (ROBINSON RD.) | HICKORY, NC 28602

EXCELLENT FREE-STANDING RETAIL AND OFFICE OPPORTUNITY.



PROPERTY INFORMATION

PROPERTY SIZE: ± 2.5 Acres (Pad Already Paved)
ZONING: C-3 (Regional Commercial District)
PRICE: Call for Pricing

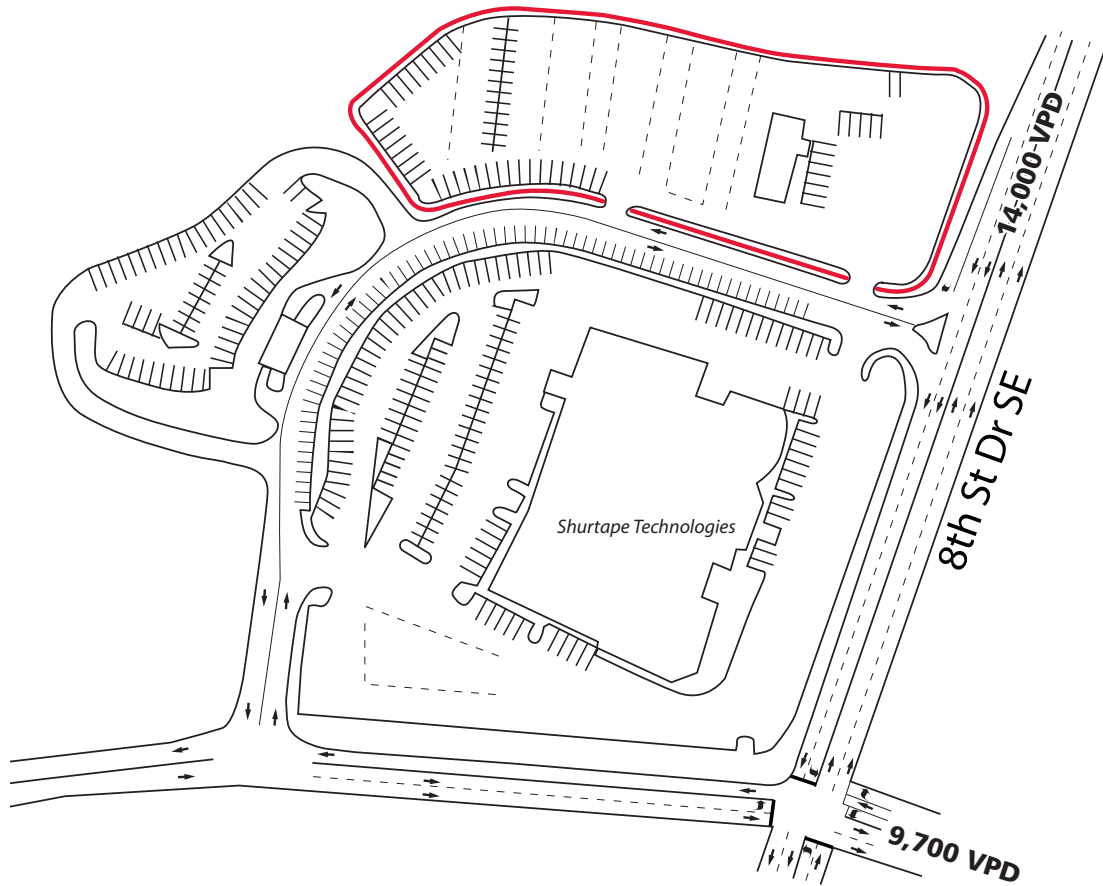
PROPERTY HIGHLIGHTS

- Excellent free-standing retail opportunity
- Pad includes ±2,500 SF building
- Adjacent to Petsmart and close proximity to Home Depot, Dick's Sporting Goods and Target
- Ample parking area around building
- Located at signalized intersection of Catawba Valley Blvd. and 8th Street Drive SE (Lenoir Rhyne Blvd.)
- Adjacent to newly renovated Shurtape Technology corporate offices
- Formerly part of Paramount Automotive
- Only 0.3 miles from Highway 70 and 0.5 miles from I-40
- Fronts 8th Street Drive

DEMOGRAPHICS (2018)	1 MILE	3 MILE	5 MILE
Population	1,926	22,295	66,315
Average HH Income	\$68,429	\$52,208	\$63,588
Median HH Income	\$46,486	\$40,817	\$49,388
Business Establishments	94	2,460	4,665
Daytime Employment	1,148	34,294	64,960

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TRAFFIC COUNTS 2016 (NCDOT)

- 14,000 VPD on 8th Street Drive SE (Robinson Rd.)
- 9,700 VPD on Catawba Valley Blvd.



300 West Summit Ave. Suite 250 | Charlotte, NC 28203 | Phone (704) 644-4585 | Fax (704) 973-0737
Thurman Brooks | tbrooks@providencegroup.com | www.providencegroup.com

