



Hickory Village

527 U.S. Hwy 70 SW | Hickory, NC 28602



OP #4
+/- 1.48 AC

OP #3
+/- 1.0 AC

C-STORE

OP #2
+/- 1.97 AC

OP #1
+/- 1.07 AC

US Hwy 70

20,000 VPD

Available for Lease

+/- 1,961 - 3,955 SF Available and +/- 1.0 - 1.07 AC Outparcels

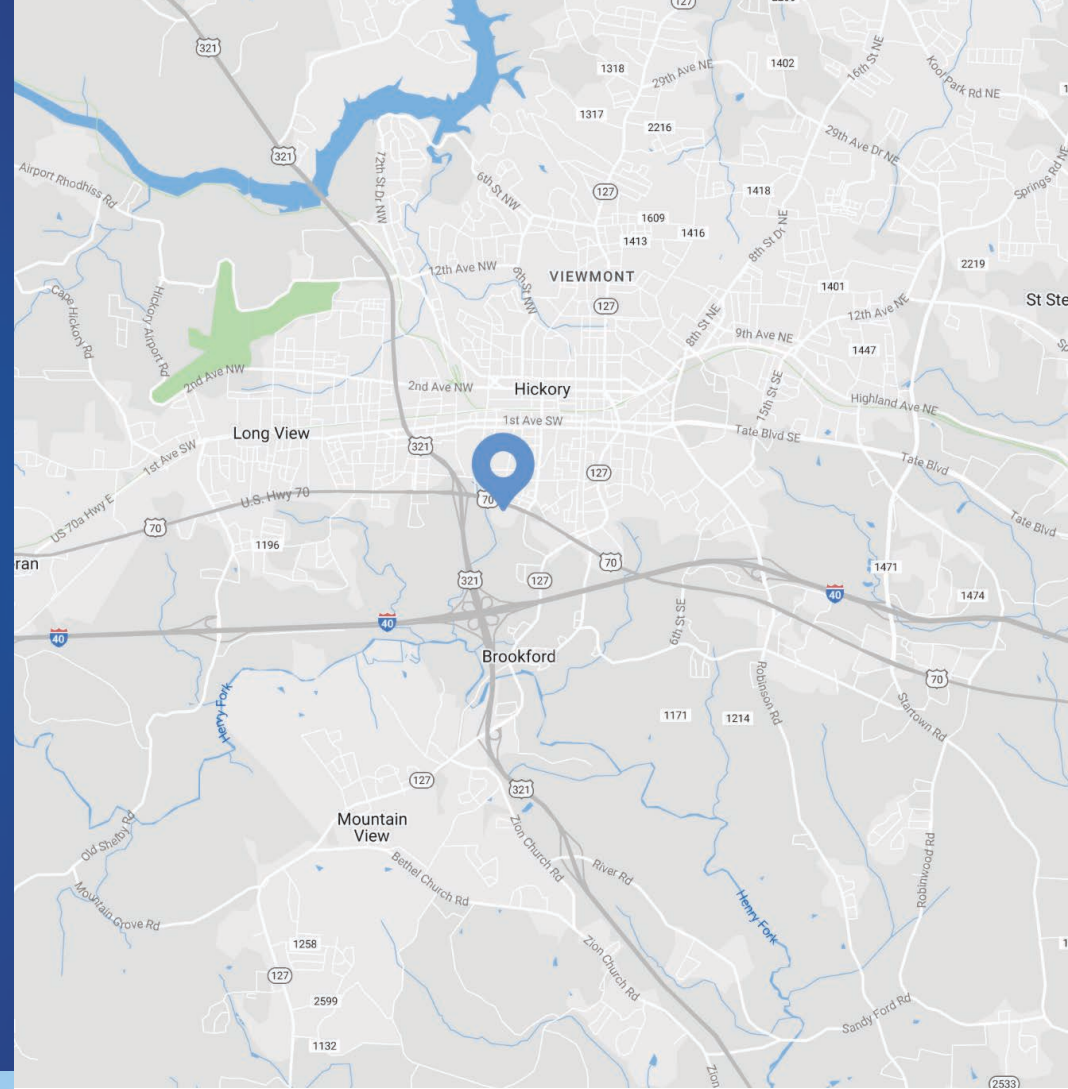
Property Overview

Hickory Village Available for Lease

Hickory Village is a recently renovated +/- 120,000 SF shopping center positioned in immediate proximity to Hwy 70, Hwy 321 and I-40, allowing for ease of access to a regional population. The project has over 1,000 feet of frontage along Hwy 70 with multiple access points including direct signalized access. Project improvements include a new façade throughout, allowing for greater brand visibility, a new roof on all buildings with new landscape and pedscape work underway.

Property Details

| | |
|-----------------------|--|
| Address | 527 U.S. Hwy 70 SW Hickory, NC 28602 |
| Availability | +/- 1,961 - 3,955 SF Available for Lease +/- 1.0 - 1.07 AC OP Available for Ground Lease or Build-to-Suit |
| Zoning | C-3 |
| Parking | Ample Parking |
| Traffic Counts | U.S. Hwy 70 SW 20,000 VPD |
| Lease Rate | Call for Leasing Details |



Demographics

| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|----------|----------|----------|
| 2023 Population | 4,078 | 31,993 | 68,876 |
| Avg. Household Income | \$50,938 | \$73,077 | \$80,274 |
| Households | 1,704 | 13,373 | 28,638 |
| Daytime Employees | 7,500 | 39,081 | 62,559 |



| Tenant Roster | | |
|---------------|---------------------------|---------------------|
| 1 | Plush Kutz | 795 SF |
| 2 | Fashion Scentsation | 753 SF |
| 3 | Price Is Right Hair | 753 SF |
| 4 | 70 Beach Bingo | 2,036 SF |
| 5 | Available | 1,961 SF |
| 6 | Available | 1,994 SF |
| 7 | Shoe Show | 6,990 SF |
| 8 | The Otaku Hangout | 2,506 SF |
| 9 | Available | 1,998 SF |
| 10 | Freedom Insurance | 2,231 SF |
| 11 | CWC Cabinets | 2,294 SF |
| 12 | Available | 3,070 SF |
| 13 | LL Flooring | 5,869 SF |
| 14 | State Electric Supply Co. | 15,048 SF |
| 14A | Available | 3,942 SF |
| 15 | The Chef's Store | 25,147 SF |
| 16 | Dollar Tree | 12,487 SF |
| 17 | Big Lots | 33,130 SF |
| OP-1 | Available - Rough Graded | 1.07 AC |
| OP-2 | C-Store | 1.97 AC |
| OP-3 | Available | 1.0 AC |
| OP-4 | El Paso Mexican | 5,220 SF 1.48 AC |

Available

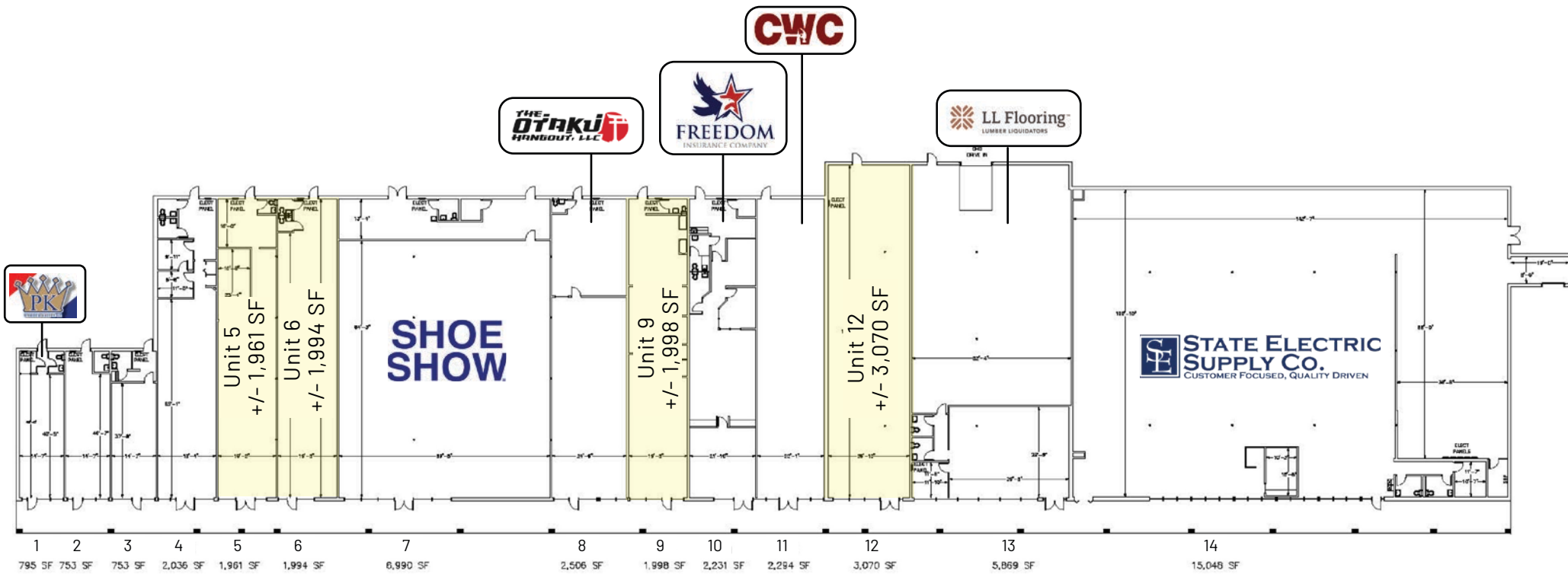
Building A
+/- 3,942



Available

Building B

+/- 1,991 - 3,955 SF



Hickory

North Carolina

Hickory, North Carolina is a hub for action and innovation, and an all-American city at the heart of a bustling metropolitan area with 365,376 residents. This city resonates with culture, where diverse communities come together to celebrate shared traditions and embrace new ones. With strong networks in transportation, utilities, education, culture, and workforce development have propelled manufacturing, healthcare, retail, and residential growth. Hickory is where opportunity and innovation converge to create a remarkable tapestry of life for doers and makers, shaping a promising future together.



Over **\$98 Million** invested into transforming the City of Hickory

- Hickory Trail - 10-Mile Multimodal Urban Trail System connecting destinations across the city and showcasing diverse landscapes of the community
- Microsoft Corporation is investing \$1B+ in phased development of four data centers in Catawba County over the next 10 years
- 378-AC Class A Business Park
- Numerous mixed-use developments downtown
- Hickory Metro Convention Center - renovation and expansion, enhancing Hickory's local economy
- Hickory Aviation Museum
- Appalachian State University - Hickory Campus - Opened Fall 2023

Property Photos





Contact for Details

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DEVELOPED AND OWNED BY:

STANCHION

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.