

LOCATION: Highway 70 near I-40 adjacent to Valley Hills Mall — Hickory, NC

MARKET OVERVIEW

- Conveniently located on well travelled Hwy 70 in the heart of Hickory's busiest retail trade area nearby. Surrounding retail includes: Valley Hills Mall, Wal-Mart Supercenter, Lowe's Home Improvement, Sam's Club, Target, and Dick's Sporting Goods
- Six county trade area with a population of over 350,000
- Traffic Counts:

US Hwy. 70 east of Hickory Corners	18,100
Lenoir Rhyne Blvd. between I-49 and US Hwy. 70	36,300
US Hwy. 70 west of Lenoir Rhyne Blvd.	18,600

FEATURES

- Center:
 - 178,669 sf - Shopping Center
- Anchors:
 - Hamrick's
 - Bottom Dollar Food
 - Office Max

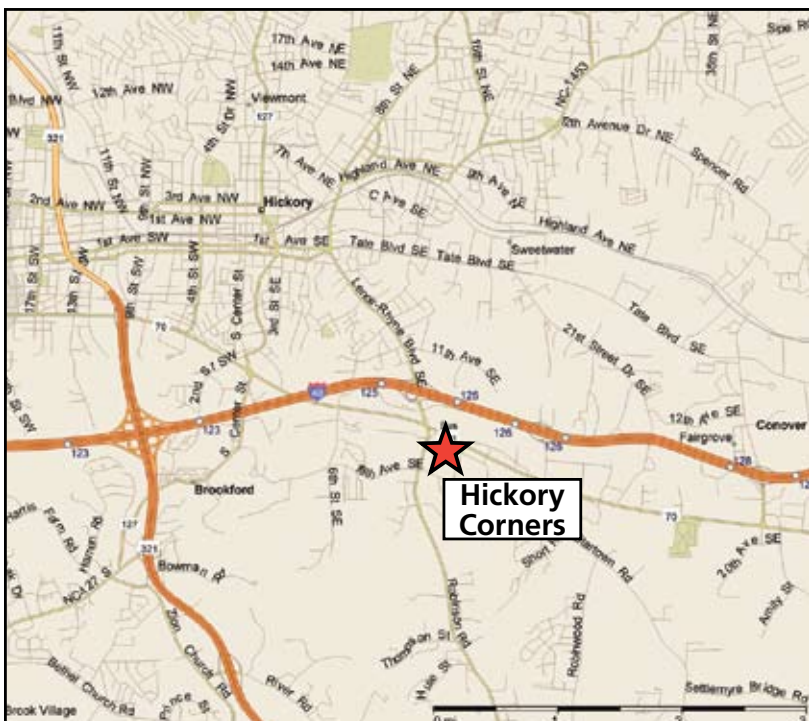
AVAILABLE

- 3,200 sf
- 1,500 sf
- 1,200 sf

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2008 Population	3,532	27,786	66,662
2008 Households	1,256	10,672	25,232
2008 Avg HH Income	\$37,141	\$50,880	\$59,154
2008 Median Age	35.19	35.52	36.94
Daytime Employment	7,164	43,003	64,699





FOR MORE INFORMATION CONTACT:

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