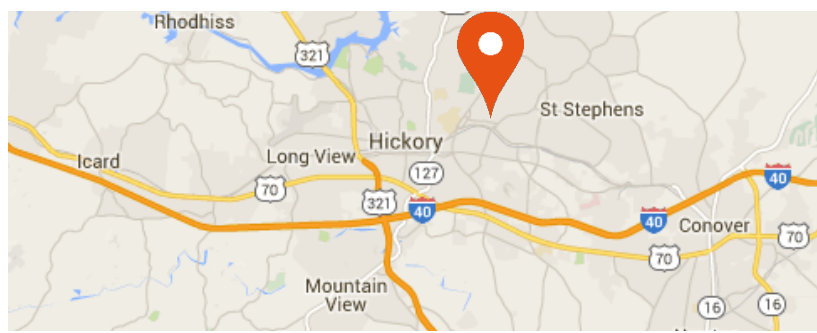


SPRINGS CORNERS  
2515 SPRINGS ROAD NE, HICKORY, NC 28601



**PROPERTY FEATURES**

- 35,940 SF anchor tenant opportunity
- 70,575 Total SF neighborhood center
- Located near a major intersection with ongoing new development
- Close to 26K vehicles passing by the center per day and 40K at adjacent intersection
- Just minutes from Interstate 40



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2018 POPULATION	1,655	20,997	68,232
PROJ. ANNUAL POPULATION GROWTH (2018-2023)	0.3%	0.7%	0.5%
2018 HOUSEHOLDS	763	8,629	28,613
AVERAGE HH INCOME	\$71,215	\$50,619	\$63,582
DAYTIME EMPLOYMENT	3,615	35,009	66,200

For more information, please contact:

**MATT GONNERMAN**

Broker, Associate

704.972.2617

matt.gonnerman@foundrycommercial.com

Foundry Commercial  
121 W. Trade Street, Suite 2500  
Charlotte, NC 28202

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

# SPRINGS CORNERS

## 2515 SPRINGS ROAD NE, HICKORY, NC 28601



UNIT	SF	TENANT
2461	2,680	SAKURA
2465	1,391	SUBWAY
2467	2,494	VILLAGE INN PIZZA
2471	1,015	NATIONWIDE
2473	630	DIPPERS MINI DONUTS
2475	615	W&S SALON
2501	900	BOOST MOBILE
2503	1,200	1ST STAR NAIL
2505	1,200	H&R BLOCK
2507	8,450	DOLLAR TREE
2511	3,600	VERIZON
<b>2515</b>	<b>35,940</b>	<b>AVAILABLE</b>
2516	8,060	WORKOUT ANYTIME
2517	2,400	ABC



For more information, please contact:

**MATT GONNERMAN**

Broker, Associate

704.972.2617

matt.gonnerman@foundrycommercial.com

**FOUNDRY**  
COMMERCIAL

121 W. Trade Street, Suite 2500  
Charlotte, NC 28202

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

[foundrycommercial.com](http://foundrycommercial.com)