± 2.5 ACRES IN HICKORY 1708 8TH STREET (LENOIR RHYNE BLVD.) | HICKORY, NC 28602

=== ITT CHARACTER STREET CULTURE [/IJ St Dr TUTT 8th i Shurtape Technologies TRAFFIC COUNTS 2015 (NCDOT)

• 13,000 VPD on 8th Street Drive SE (Robinson Rd.) • 9,300 VPD on Catawba Valley Blvd.



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DEMOGRAPHICS (2015)1 MILE	3 MILE	5 MILE
Population	2,041	22,002	68,201
Average HH Income	\$45,364	\$45,822	\$56,159
Median HH Income	\$38,975	\$37,260	\$43,477
Business Establishments	132	2,045	4,000
Daytime Employment	2,478	30,633	63,988

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PROVIDENCE GROUP EXCELLENCE IN RETAIL REAL ESTATE FOR SALE/LEASE



PROPERTY INFORMATION

SITE SIZE:	± 2.5 Acres (Pad Already Paved)
ZONING:	C-3 (General Comm. District)
BUILDING SIZE:	2,498 SF
PRICE:	Call for Pricing

PROPERTY HIGHLIGHTS

- Excellent free-standing retail opportunity
- 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 apart of Paramount Automotive
- Only 0.3 miles from Highway 70 and 0.5 miles from I-40
- Former Hyundai showroom building
- Fronts 8th Street Drive



HICKORY NORTH CAROLINA