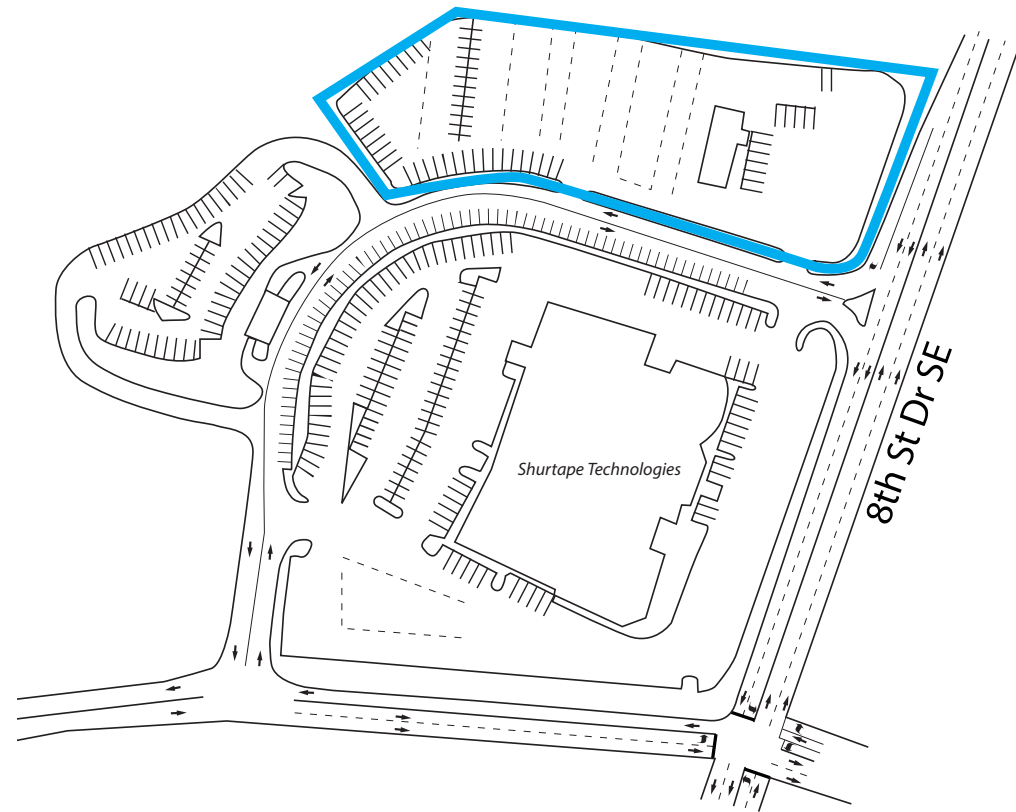


± 2.5 ACRES IN HICKORY

1708 8TH STREET (LENOIR RHYNE BLVD.) | HICKORY, NC 28602



TRAFFIC COUNTS 2015 (NCDOT)

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



1616 Camden Rd. Suite 550 | Charlotte, NC 28203 | Phone (704) 644-4585 | Fax (704) 973-0737
 Thurman Brooks | tbrooks@providencegroup.com | www.providencegroup.com



THE PROVIDENCE GROUP
 EXCELLENCE IN RETAIL REAL ESTATE

FOR SALE/LEASE

± 2.5 ACRES IN HICKORY

1708 8TH STREET (LENOIR RHYNE BLVD.) | HICKORY, NC 28602



PROPERTY PHOTO



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

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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