



Commercial Real Estate  
Development  
Property Management

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## Springs Road Station – 16<sup>th</sup> St. NE & Sandy Ridge Road, Hickory, NC



**Shopping Center  
at Key Intersection**

**\$1,830,000**

**10% CAP  
on current  
leases**

- 53,895 SF Shopping Center
- 5.06 Acres
- 13,240 SF shell spaces available – not in CAP

Lot 3 - plan for 3600 SF shell  
Zoned NC-1, Commercial

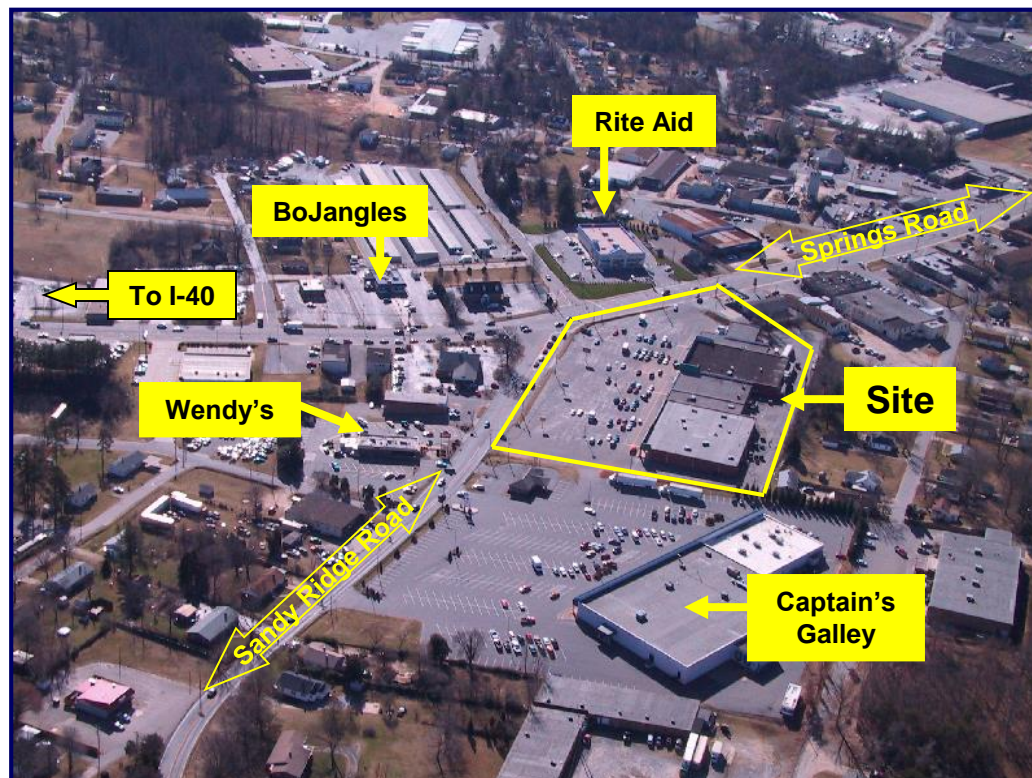
### 2018 ADT

Springs Road – 19,000  
Sandy Ridge Road – 8,500

- 2018 Total Population
- 1 Mile    3 Mile    5 Mile  
6,163    39,374    71,106

2018 Average HH Income

<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
\$45,088	\$60,019	\$67,609

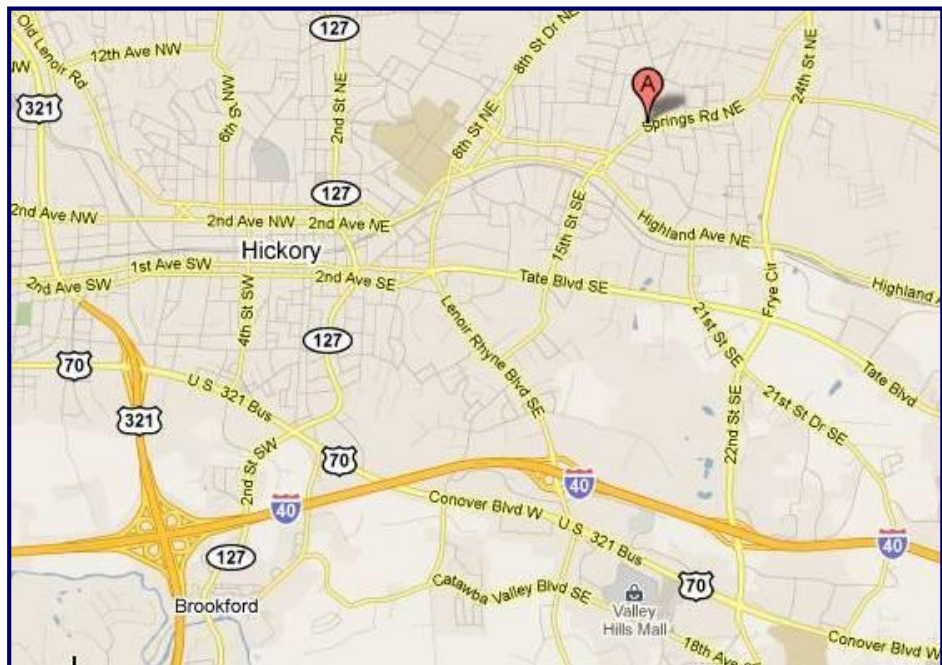




# Springs Road Station




## Springs Road – Hickory Area Map









 Outparcel  
available  
separately

