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



- 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

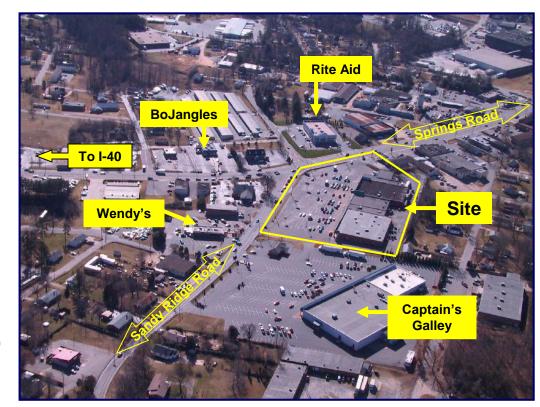
Springs Road – 19,000 Sandy Ridge Road – 8,500

- 2018 Total Population
- <u>1 Mile</u> <u>3 Mile</u> <u>5 Mile</u> 6,163 39,374 71,106

 2018 Average HH Income

 1 Mile
 3 Mile
 5 Mile

 \$45,088
 \$60,019
 \$67,609



Shopping Center at Key Intersection

\$1,830,000

10% CAP on current leases

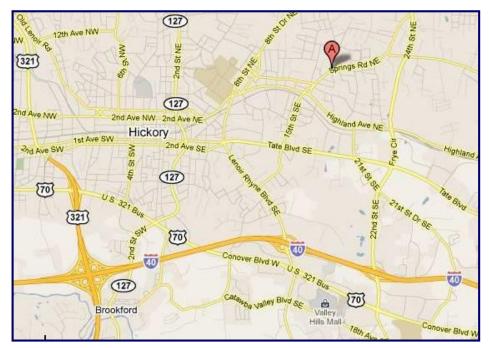
# Springs Road Station



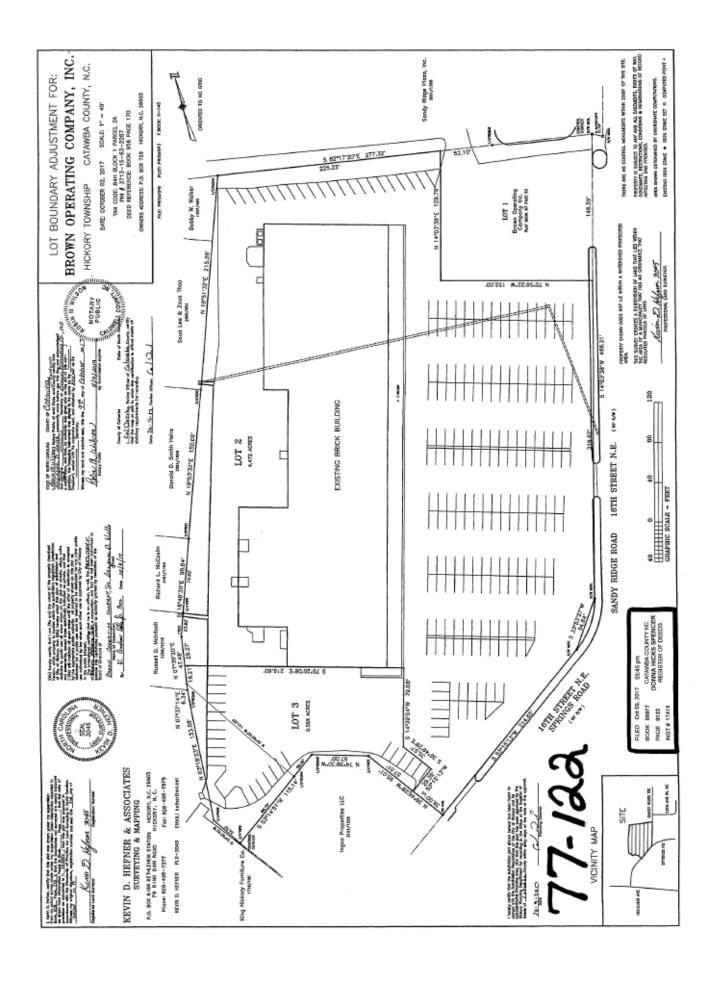




#### Springs Road – Hickory Area Map

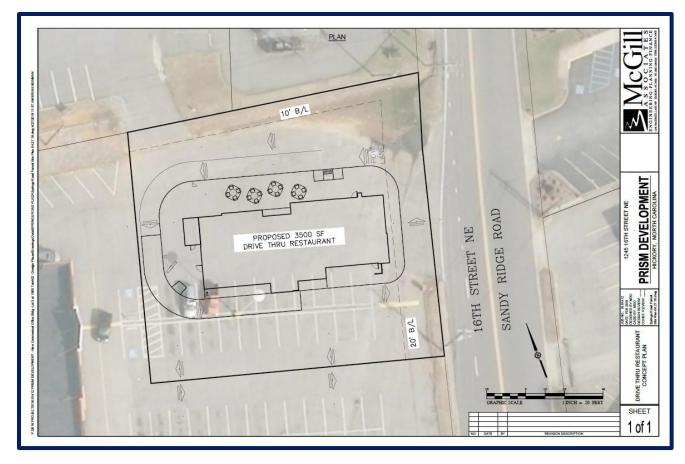


The information given herein has been obtained from sources we consider reliable. However, we are not responsible for errors, omissions, changes in terms, prior sale or withdrawal without notice.





## Development Possibilities for Lot 1 (Available Separately)



# Option 2:



## Option 1: