

# FOR LEASE

# SECOND STREET SQUARE 970 2<sup>ND</sup> STREET NE | HICKORY, NORTH CAROLINA 28601





DEMOGRAPHICS (2016)	3 MILE	5 MILE	10 MILE
POPULATION	7,949	39,996	69,794
AVERAGE HH INCOME	\$55,453	\$60,208	\$60,299
MEDIAN HH INCOME	\$39,322	\$44,047	\$45,679
BUSINESS ESTABLISHMENTS	808	3,186	4,419
DAYTIME EMPLOYMENT	9,931	41,136	59,137

### **PROPERTY INFORMATION**

SHOP SF AVAILABLE:	1,280 - 2,187 SF
BASE RENT:	Please Call
TICAM:	\$3.99 / SF

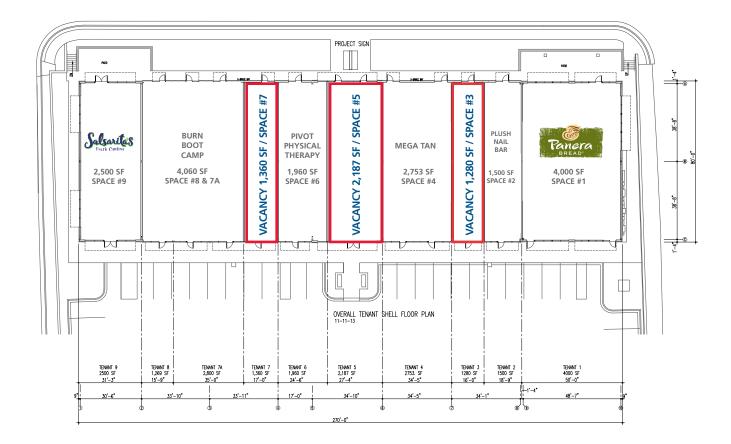
### **PROPERTY HIGHLIGHTS**

- Located on heavily traveled Hwy 127 (N Center St) with great visibility and abundant parking.
- 0.5 mile from Frye Regional Hospital
- Very close proximity to Lenoir-Rhyne University Catawba Valley High School and Hickory High School.
- Nearby retailers include: Stair Marte



1616 Camden Rd. Suite 550 | Charlotte, NC 28203 | Phone (704) 365-0820 | Fax (704) 973-0737 | www.providencegroup.comSpencer Brown | sbrown@providencegroup.com | John Varol | jvarol@providencegroup.com

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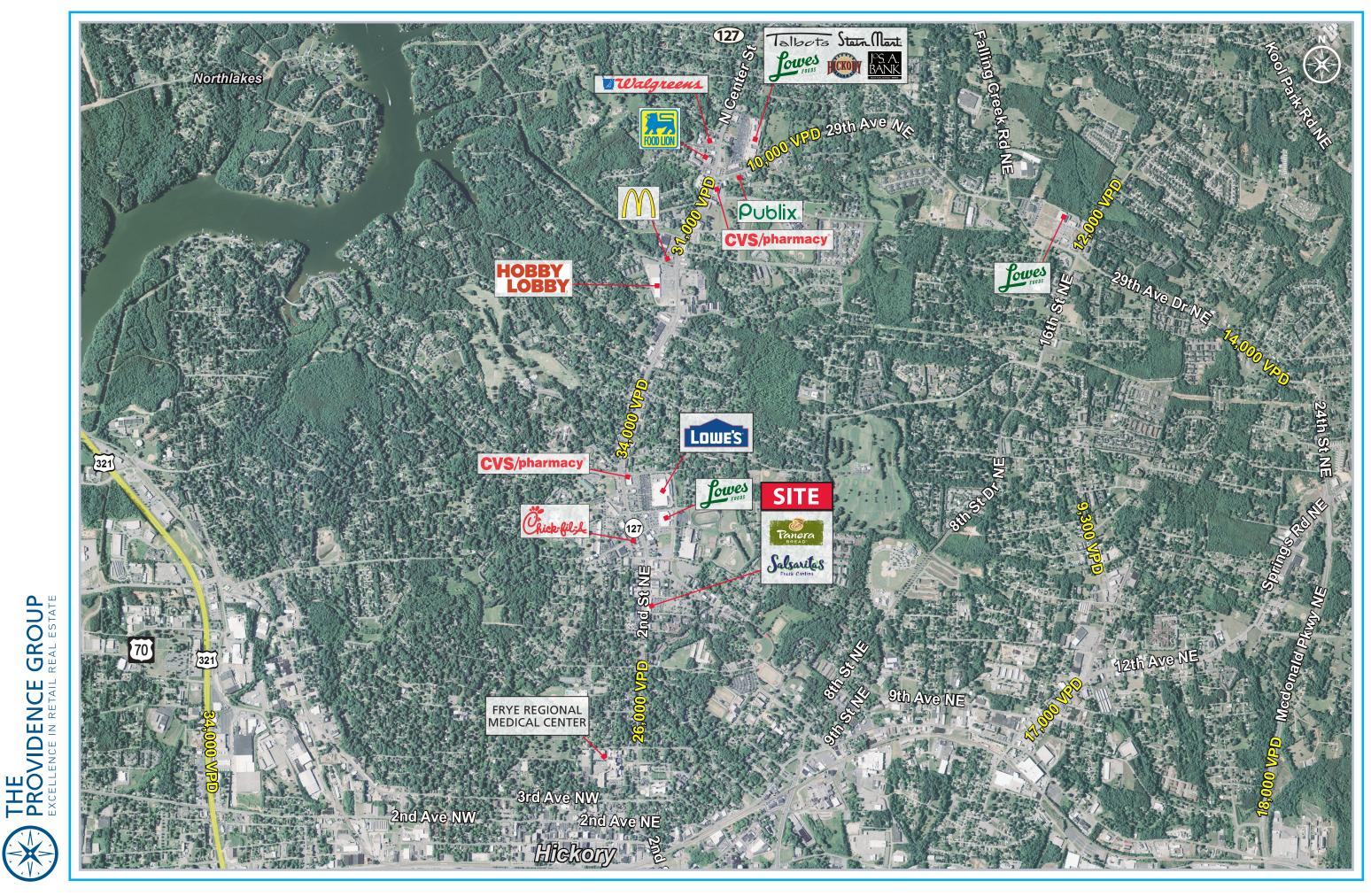
### TRAFFIC COUNTS 2016 (NCDOT)

• 26,000 VPD on 2nd St. NE



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