

PRESTON RIDGE RETAIL

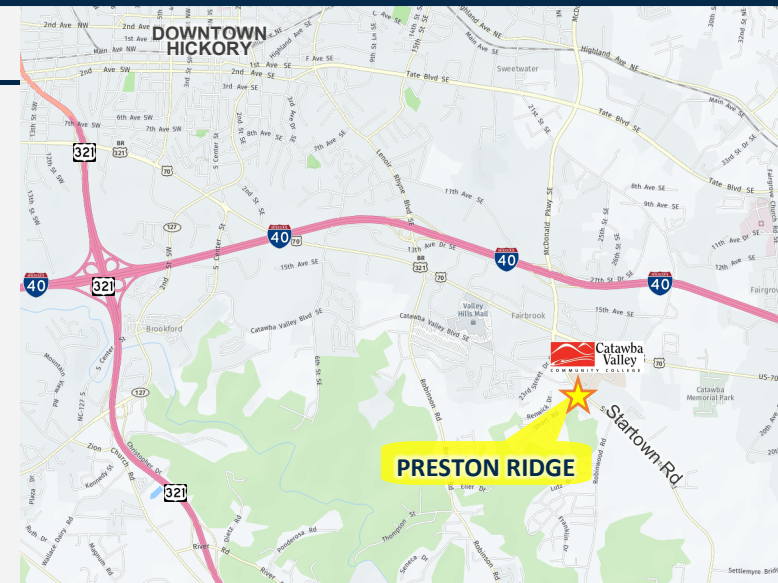
1995 STARTOWN ROAD • HICKORY, NC 28602



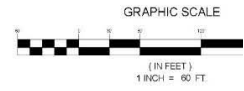
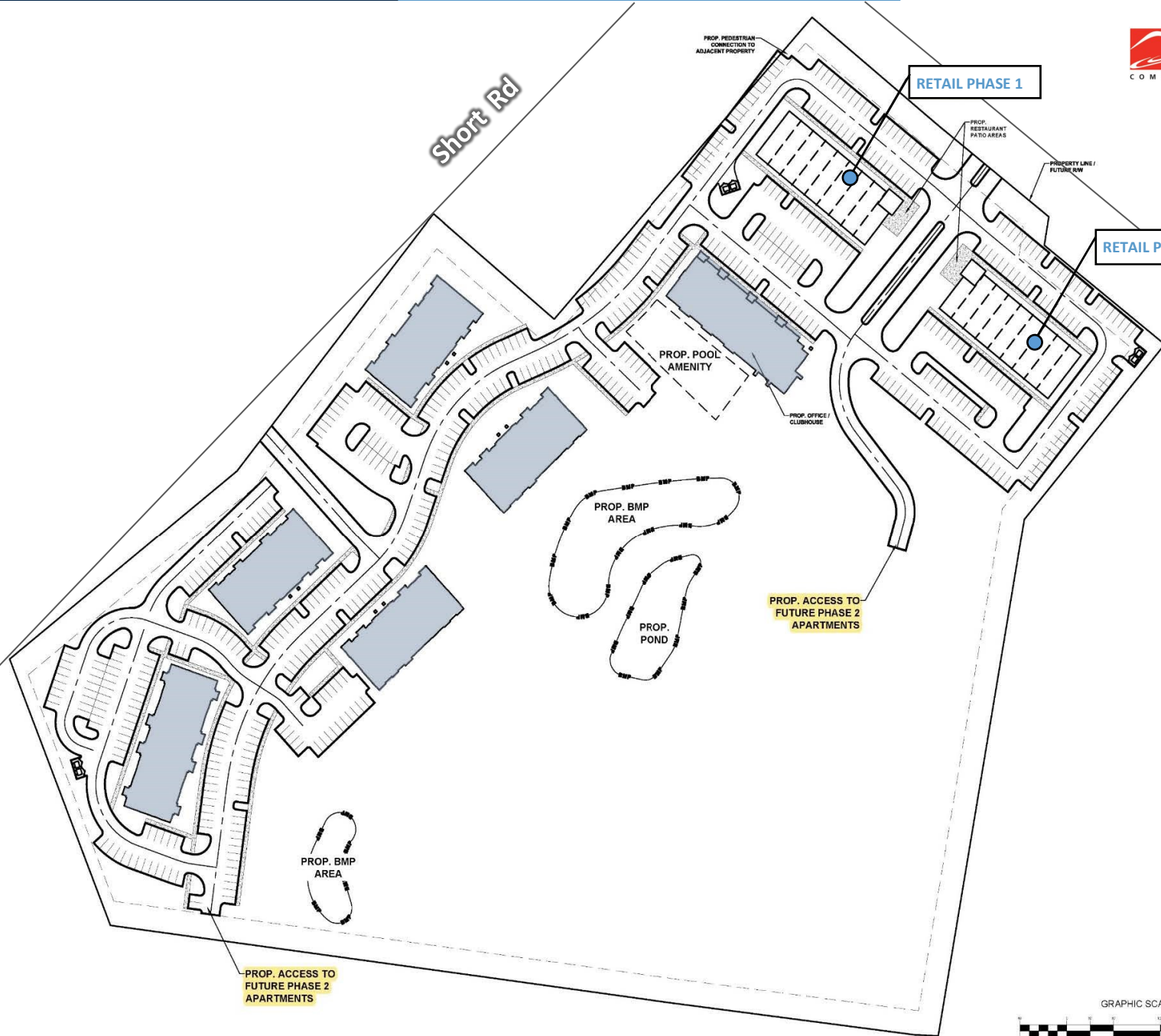
PRE-LEASING HICKORY RETAIL SPACE - PHASE I

±25,200 SF OF RETAIL IN MIXED-USE DEVELOPMENT ON STARTOWN RD

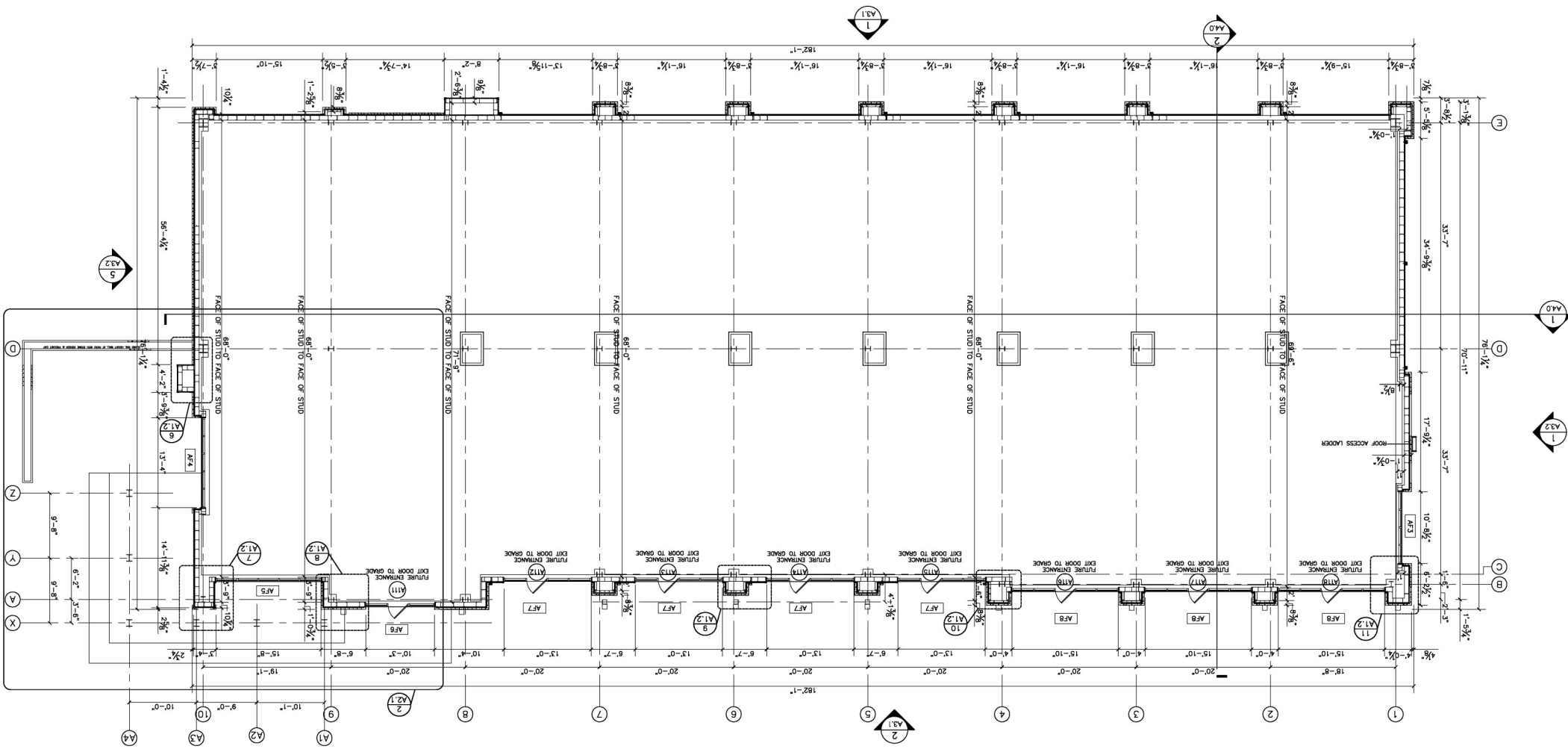
- ◆ ±12,600 SF AVAILABLE ON FIRST FLOOR
- ◆ LOCATED DIRECTLY ACROSS STARTOWN ROAD FROM CATAWBA VALLEY COMMUNITY COLLEGE WITH APPROXIMATELY 5,000 STUDENTS
- ◆ ONE MILE TO 270-ACRE CLASS A OFFICE & INDUSTRIAL BUSINESS PARK
- ◆ HICKORY IS THE 3RD FASTEST GROWING MSA IN THE US SINCE 2014
- ◆ 4,000 MULTIFAMILY UNITS WITHIN A 5 MILE RADIUS AT 96% OCCUPANCY
- ◆ 18,000 VPD ALONG STARTOWN ROAD











Startown Rd



**Catawba
Valley**

COMMUNITY COLLEGE



Life. Well Crafted.

POPULATION, INCOME, RETAIL SALES

Visit MyHKY.com 
for interactive view of Hickory

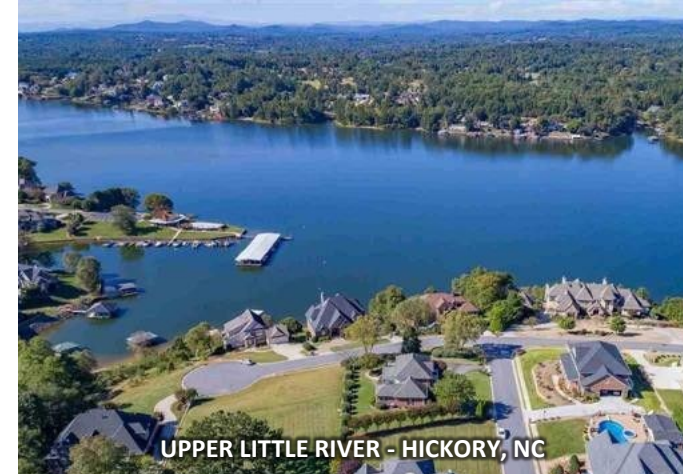
	HICKORY	CATAWBA COUNTY	HKY-LEN-MORG MSA
POPULATION (2016 ESTIMATES)	40,274	155,461	363,377
TOTAL HOUSEHOLDS (2012-2016 ACS)	16,101	59,710	139,617
MEDIAN HOUSEHOLD INCOME (2012-2016 ACS)	\$41,533	\$45,450	\$41,526
MEAN HOUSEHOLD INCOME (2012-2016 ACS)	\$63,779	\$61,516	\$55,558
PER CAPITA INCOME (2012-2016 ACS)	\$26,128	\$24,220	\$22,185
RETAIL SALES (2016)	\$2.4 billion	\$4 billion	\$6.9 billion



HISTORIC DOWNTOWN HICKORY



CITY WALK SUMMER CELEBRATION - DOWNTOWN HICKORY



UPPER LITTLE RIVER - HICKORY, NC