

CURB IN READY RESTAURANT PAD

1940 13TH AVENUE DRIVE SE, HICKORY, NC 28604



CONTACT

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PROPERTY / LEASING INFO

- Ground Lease: \$170,000/year NNN
- Acreage: 1.75 Acres
- Property Taxes (2024): \$5,682
- Zoning: C-3 with a HRS-O Overlay

PROPERTY HIGHLIGHTS

- Retail and restaurant parcel located in walking distance to (5) hotels and the Hickory Metro Convention Center.
- The property has excellent I-40 exposure as well as access to the signalized intersection of Hwy 70 and 17th Street Drive SE.
- The parcel has 140+ paved parking spaces and a large building pad.

DEMOGRAPHICS (2024)	1 MILE	3 MILE	5 MILE
POPULATION	1,619	23,899	72,573
AVERAGE HH INCOME	\$79,674	\$77,086	\$91,555
MEDIAN HH INCOME	\$68,442	\$59,115	\$66,784
BUSINESS ESTABLISHMENTS	268	2,202	4,305
DAYTIME EMPLOYMENT	3,667	33,184	58,344



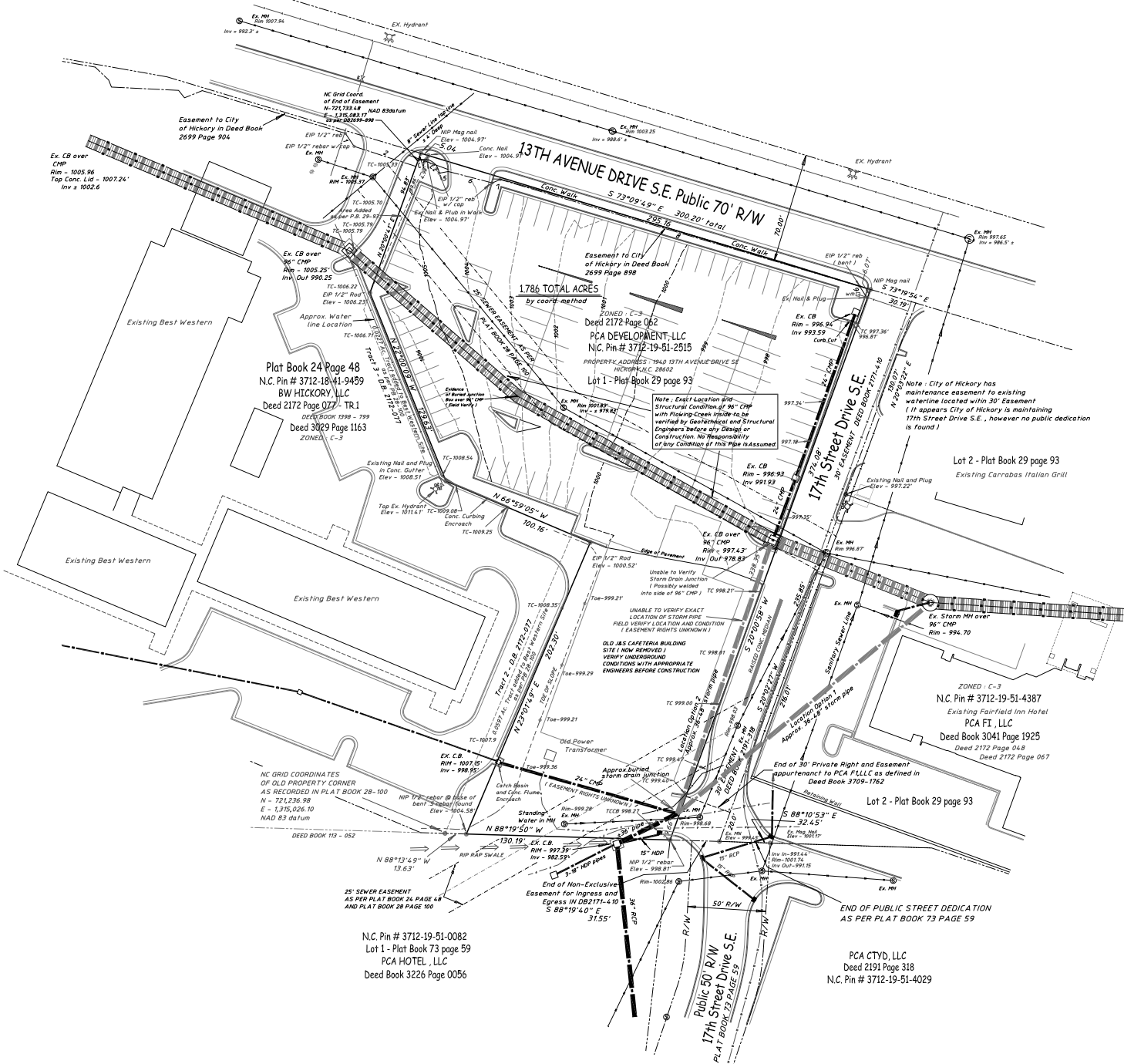
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AVAILABLE FOR LEASE
PROUD PARTNER XTEAM RETAIL ADVISORS





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