

CURB IN READY RESTAURANT PAD

1940 13TH AVENUE DRIVE SE, HICKORY, NC 28604

Valley Crossing
Academy
SPORTS OUTDOORS
DOLLAR TREE
HARBOR FREIGHT TOOLS
OLIE'S
JO-ANN

AMC
THEATRES

Valley Hills Mall
Dillard's JCPenney belk

Hickory Ridge
TARGET KOHL'S BEST BUY DICK'S SHOE CARNIVAL Office DEPOT Burlington PartyCity T.J. MAXX HomeGoods ULTA

Hamrick's Gabe's HobbyTown

Conn's One World Child

PET SMART

THE HOME DEPOT

CARmax

verizon

Arby's

Speedway

Red Lobster

Chipotle

MATTRESS Warehouse

Carolina West

NTB

at&t FIVE GUYS SmartCuts

CROWNE PLAZA

HICKORY METRO

COURTYARD Marriott

17th St Dr SE

Hilton Garden Inn

Piedmont Center

Hampton Inn

FAIRFIELD INN Marriott

BW Best Western

CARRABBA'S ITALIAN GRILL

FULL ACCESS

SITE

13th Ave Dr SE

40 67,500 VPD

CLICK FOR VIDEO

CONTACT

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hbreaux@providencegroup.com

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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



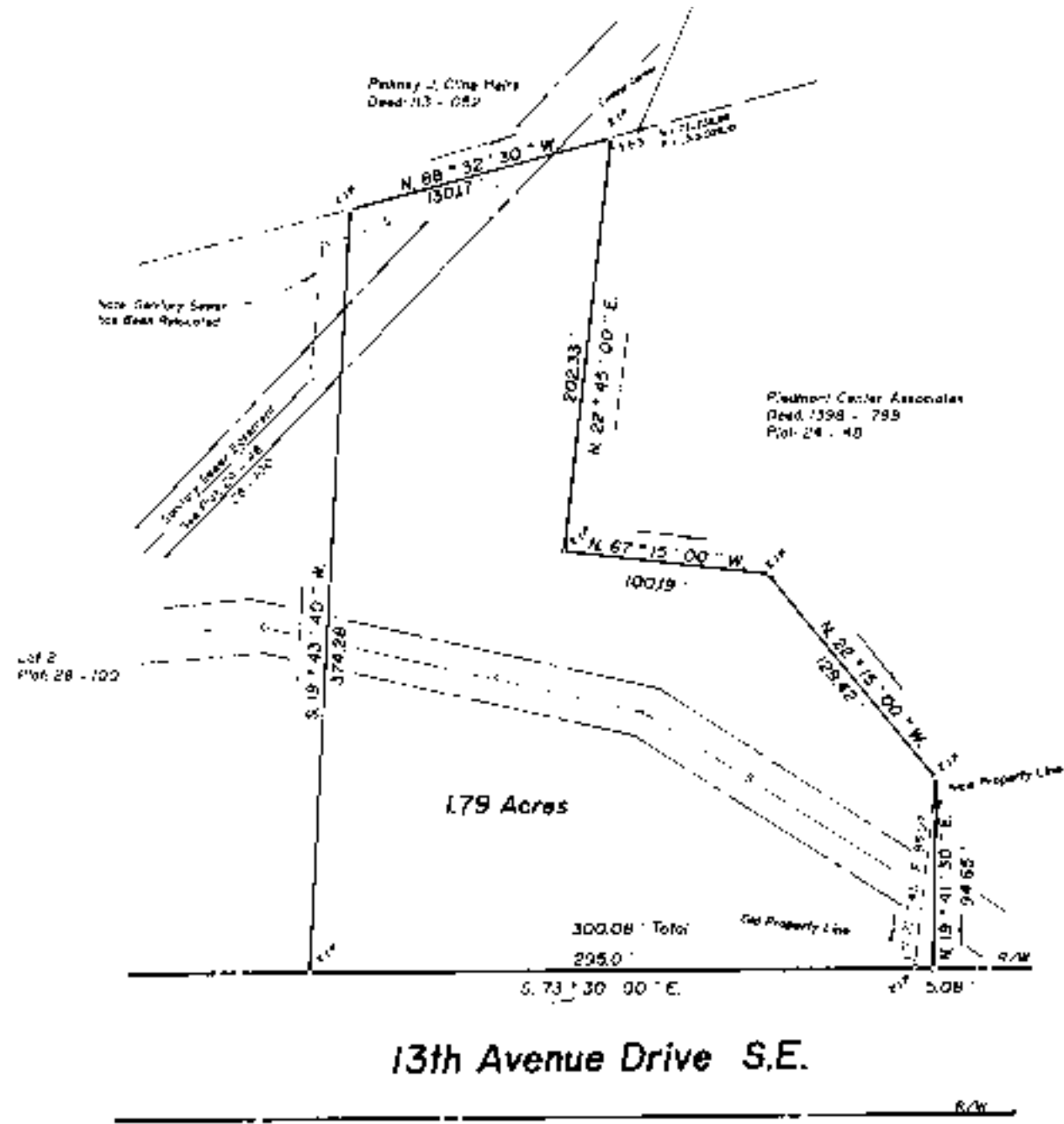
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