

HICKORY PLAZA

US Highway 70 & 4th Street SW



PROPERTY FEATURES:

- Strategically located on US Hwy. 70, the main thoroughfare in this market.
- The 133,261 square foot center is anchored by Big Lots, Save A Lot, and Rugged Wearhouse. Other tenants include: Radio Shack, OneMain Financial, Lumber Liquidators, Citi Trends and El Paso Mexican Restaurant.
- The Hickory Metropolitan Statistical Area (MSA) is the fourth largest in the state, with a population of approximately 352,521. The Hickory MSA, composed of four counties, is corporate headquarters of 47 firms with at least 500 employees and \$500 million in sales.

AVAILABLE:

Spaces from 750 to 20,103 SF

DEMOGRAPHICS:

Demographics	3 MILE	5 MILE	10 MILE
Pop. Estimate (2013)	28,849	63,287	151,373
HH Estimate (2013)	11,978	25,874	60,111
Avg. Household Income (2013)	\$50,610	\$56,002	\$59,989

Traffic Counts:

US Highway 70 23,000 vpd

KEY TENANTS:



{ 6 Decades of Creating Value for Owners of Retail Real Estate }

HICKORY PLAZA

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 Available
 Leased

#	TENANT	SQ. FT.
1	AVAILABLE	750
2	AVAILABLE	750
3	AVAILABLE	750
4	AVAILABLE	2,000
5	AVAILABLE	2,000
6	AVAILABLE	2,000
7	AVAILABLE	7,000
8	Radio Shack	2,500
9	AVAILABLE	2,000
10A	OneMain Financial	2,250
10B	AVAILABLE	2,250
11	AVAILABLE	2,749
11A	Lumber Liquidators	6,000
11B	Save-A-Lot	15,074
12	AVAILABLE - Outparcel	TBD
13	El Paso Mexican	5,220
14	AVAILABLE	20,103
15	Rugged Wearhouse	14,500
16	Citi Trends	12,310
17	Big Lots	33,055
18	Pad Site - Future	3,000

GLA 133,261 SQ. FT.

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