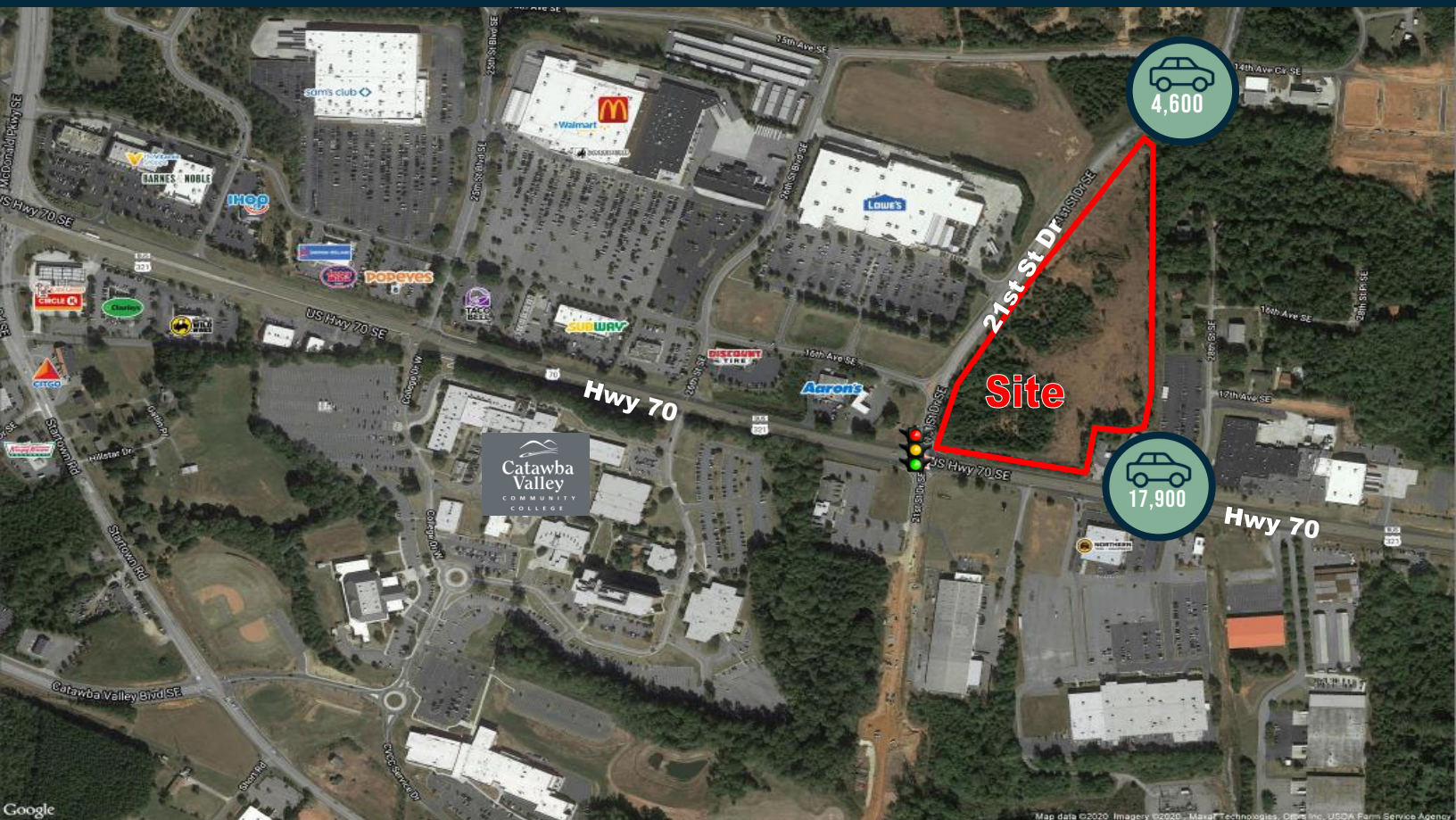




BUILD-TO-SUIT/GROUND LEASE

HWY 70 & 21ST ST DR | HICKORY, NC

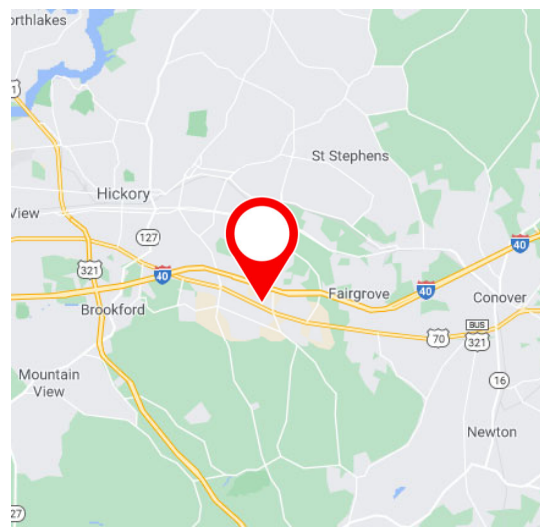
+/- 14.49 ACRES



Property Highlights

- ◆ 14.49 +/- acres available for ground lease or build-to-suit
- ◆ Seeking anchor tenant for shopping center with inline spaces and outparcels
- ◆ Signalized corner location on Hwy 70 with national and regional retail
- ◆ Strong regional retail corridor in active growing community
- ◆ Across the street from Catawba Valley Community College

	1 Mile	3 Miles	5 Miles
Population	589	13,972	67,020
Average HH Income:	\$46,871	\$59,660	\$61,636
Daytime Population:	1,403	22,285	58,296



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