

# Hickory Village

527 U.S. Hwy 70 SW  
Hickory, NC 28602



**FOR LEASE - 1,961 - 3,955 SF**  
**Outparcels Available**



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# Hickory Village

## Property Information

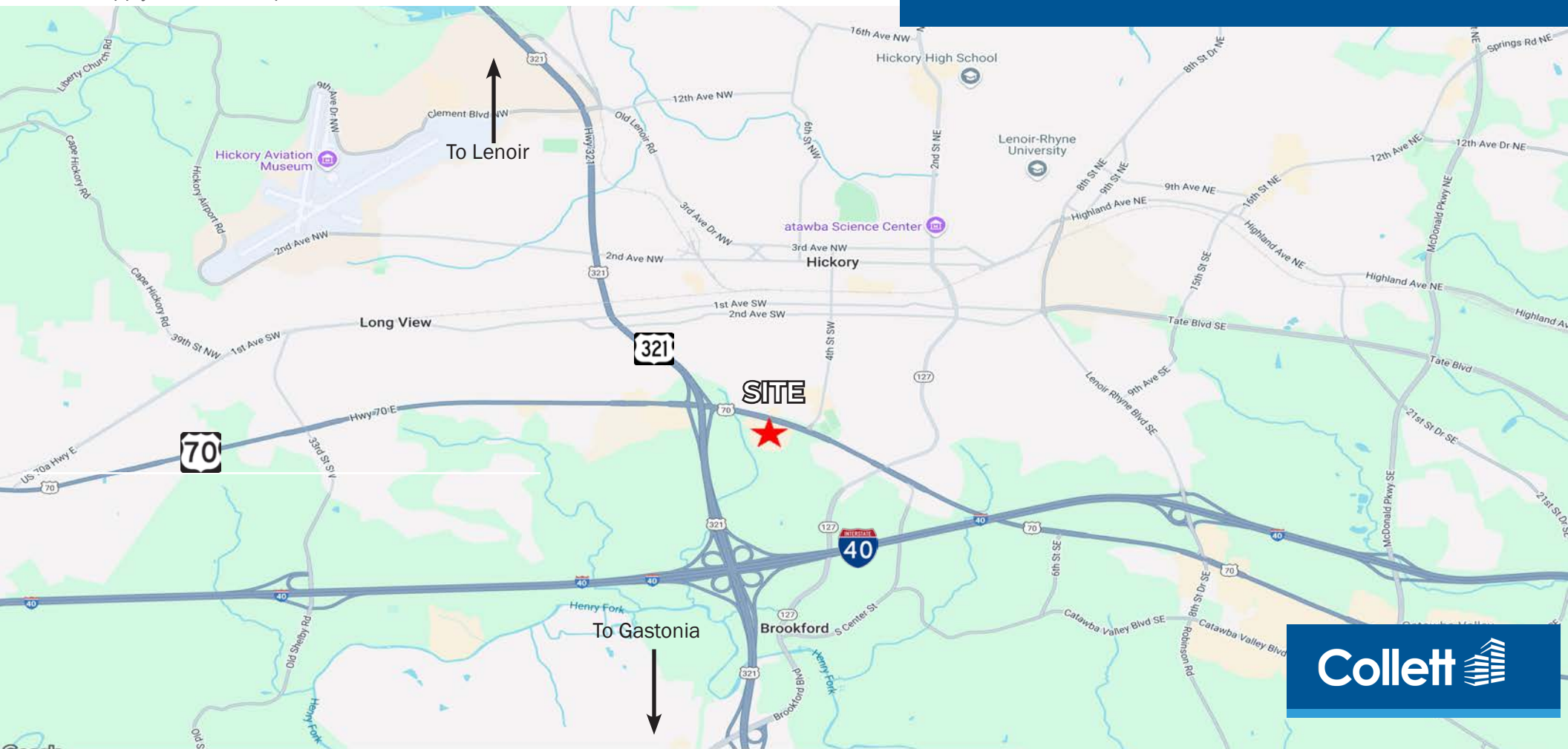
- ± 120,000 SF shopping center renovated in 2022, Hickory Village is conveniently located near Hwy 70, Hwy 321 and I-40, allowing for ease of access to a regional population. The Center has over 1,000 feet of frontage along Hwy 70 with multiple access points including direct signalized access.
- Join major retailers like Big Lots, Dollar Tree, The Chef's Store, State Electric Supply & Lumber Liquidators
- ± 1,961 – 3,955 SF available for lease.
- ± 1.07 ac. outparcel #1 available for sale, ground lease or build-to-suit, water and sewer available.
- ± 1.0 ac. outparcel #3 available for ground lease or build-to-suit, water and sewer available.

## DEMOGRAPHICS (2024)

	1 mile	3 miles	5 miles
Population	4,016	31,044	68,521
Daytime Pop	4,918	36,155	54,240
Avg. HH Income	\$63,024	\$91,452	\$98,570

## TRAFFIC COUNTS (2025)

US 70, US 321 Business	20,345 ADT
US 321	34,461 ADT



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## Site Plan



Tenant Roster		
1	Plush Kutz	795 SF
2	Fashion Scentsation	753 SF
3	Price is Right Hair	753 SF
4	70 Beach Bingo	2,035 SF
5	AVAILABLE	1,961 SF
6	AVAILABLE	1,994 SF
7	Shoe Show	6,990 SF
8	The Otaku Hangout	2,506 SF
9	AVAILABLE	1,998 SF
10	Freedom Insurance	2,231 SF
11	AVAILABLE	2,294 SF
12	AVAILABLE	3,070 SF
13	Lumber Liquidators	5,869 SF
14	State Electric Supply Co.	15,048 SF
14A	AVAILABLE	3,942 SF
15	The Chef's Store	25,147 SF
16	Dollar Tree	12,487 SF
17	Big Lots	33,130 SF
Outparcels		
OP-1	AVAILABLE - For Sale, Ground Lease or BTS	± 1.07 AC
OP-2	Murphy Oil	1.97 AC
OP-3	AVAILABLE - Ground Lease or BTS	± 1.0 AC
OP-4	El Paso Mexican	5,220 SF 1.48 AC

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## Site Plan

### Available

Building A  
+/- 3,942

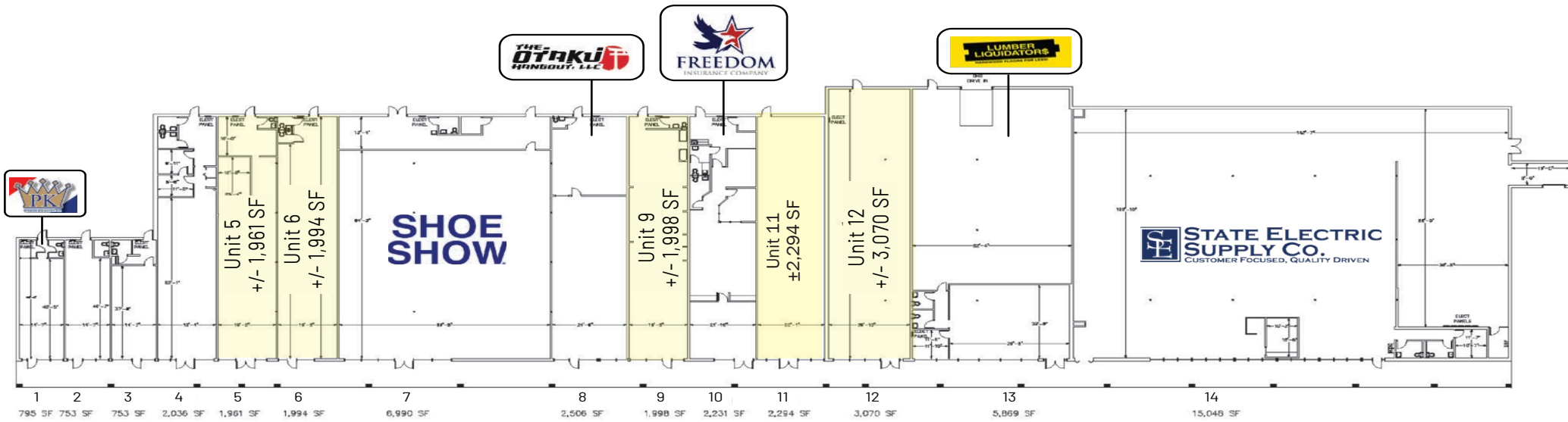


# Hickory Village

## Site Plan

### Available

Building B  
±1,961 - 3,955 SF





# Hickory Village

## Available Outparcels





# Hickory Village

## Center Photos

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# Hickory Village

## Merchant Aerial

