

Hickory Village

527 U.S. Hwy 70 SW

Hickory, NC 28602



Outparcel 3
±.77 AC
Available

Hwy 70 - 20,345 ADT

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

Collett

CONTACT:

Stanford Garnett
704.206.8345
sgarnett@collettre.com

Phil Neari
704.206.8339
pneari@collettre.com

Hickory Village

Property Information

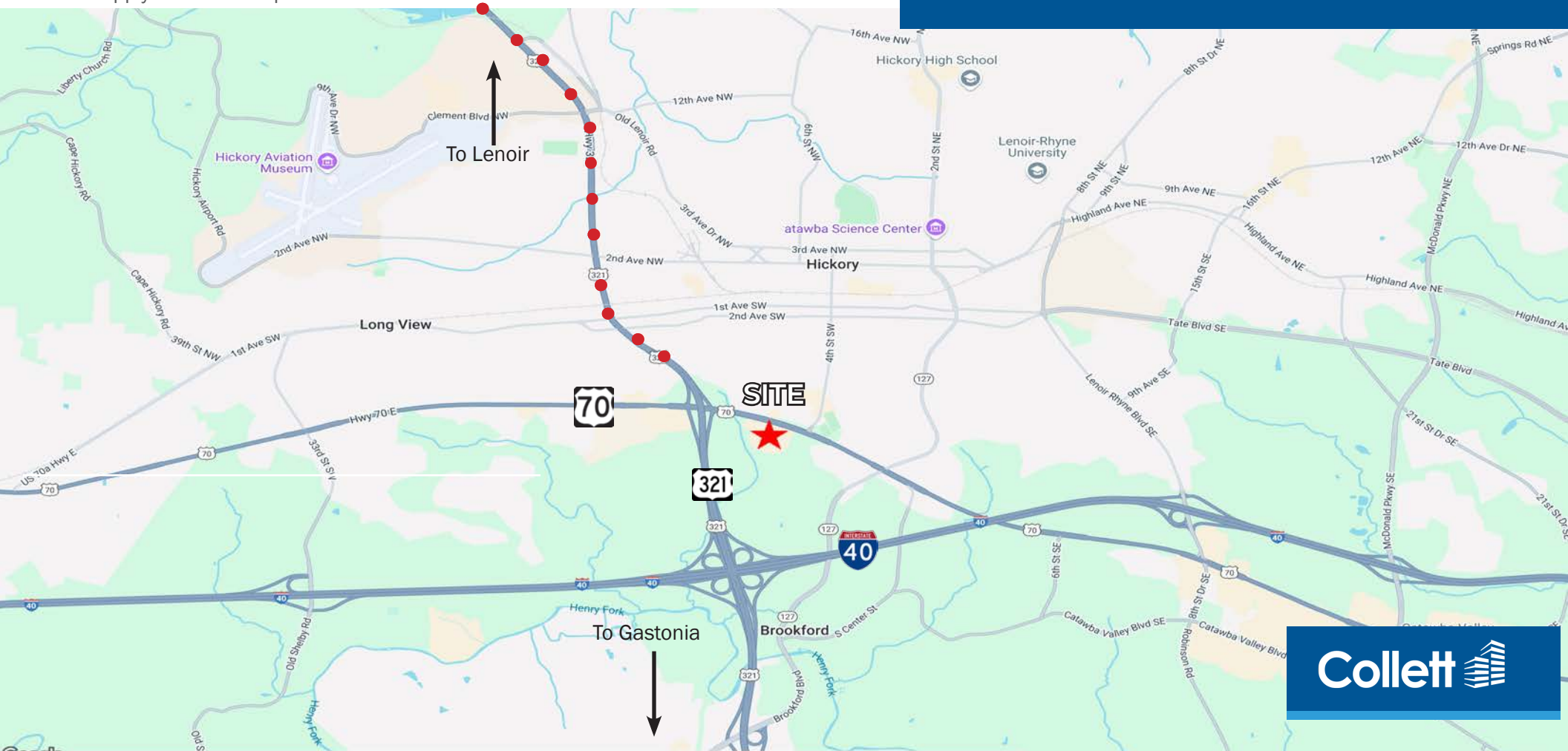
- ± 120,000 SF shopping center renovated in 2022, Hickory Village is conveniently located near Hwy 70, Hwy 321 and I-40, allowing for ease of access to a regional population. The Center has over 1,000 feet of frontage along Hwy 70 with multiple access points including direct signalized access.
- Join major retailers like Big Lots, Dollar Tree, The Chef's Store, State Electric Supply & Lumber Liquidators
- Murphy Oil now open. ABC Store coming soon
- ± 1,961 – 3,942 SF available for lease.
- ± .77 ac. outparcel #3 available for Sale, Ground Lease or Build-to-Suit, water and sewer available.
- Impending Hwy 321 road improvements to push additional traffic to Hwy 70 (Fall 2027 - indicated by red dots below).

DEMOGRAPHICS (2026)

	1 mile	3 miles	5 miles
Population	3,764	30,470	68,211
Daytime Pop	3,874	37,293	55,788
Avg. HH Income	\$65,123	\$91,051	\$95,030

TRAFFIC COUNTS (2025)

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



Hickory Village

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	Hickory Hop	1,998 SF
10	Freedom Insurance	2,231 SF
11	Elite Chiropractic	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	ABC Stores	± 1.07 AC
OP-2	Murphy Oil	1.97 AC
OP-3	AVAILABLE - Sale, Ground Lease or BTS	± .77 AC
OP-4	El Paso Mexican	5,220 SF 1.48 AC

Hickory Village

Site Plan

Available

Building A
+/- 3,942

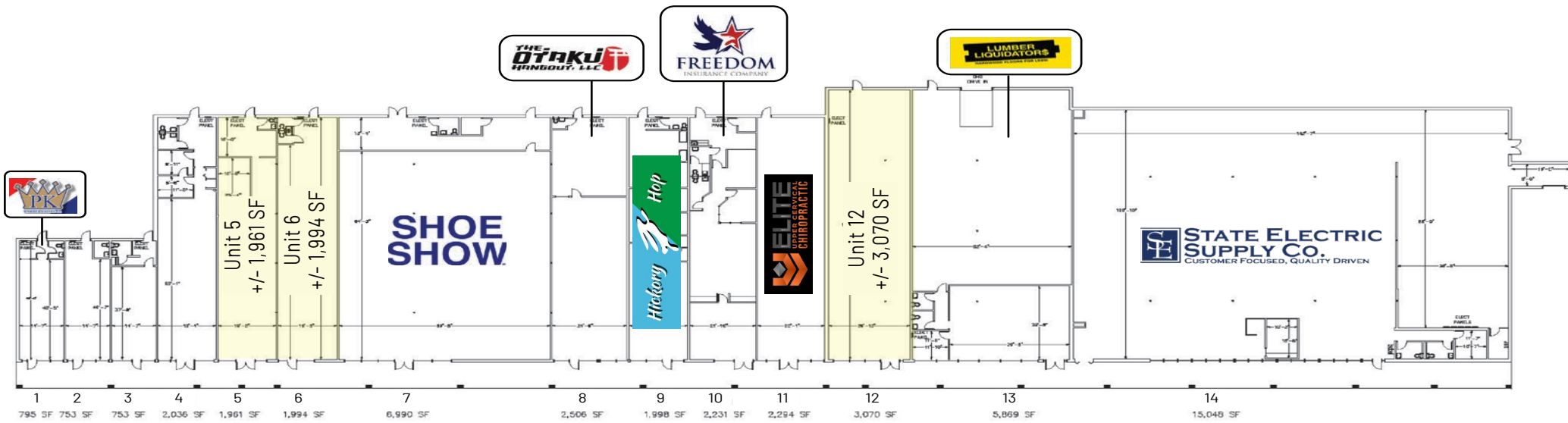


Hickory Village

Site Plan

Available

Building B
±1,961 - 3,955 SF



Hickory Village

Available Outparcels



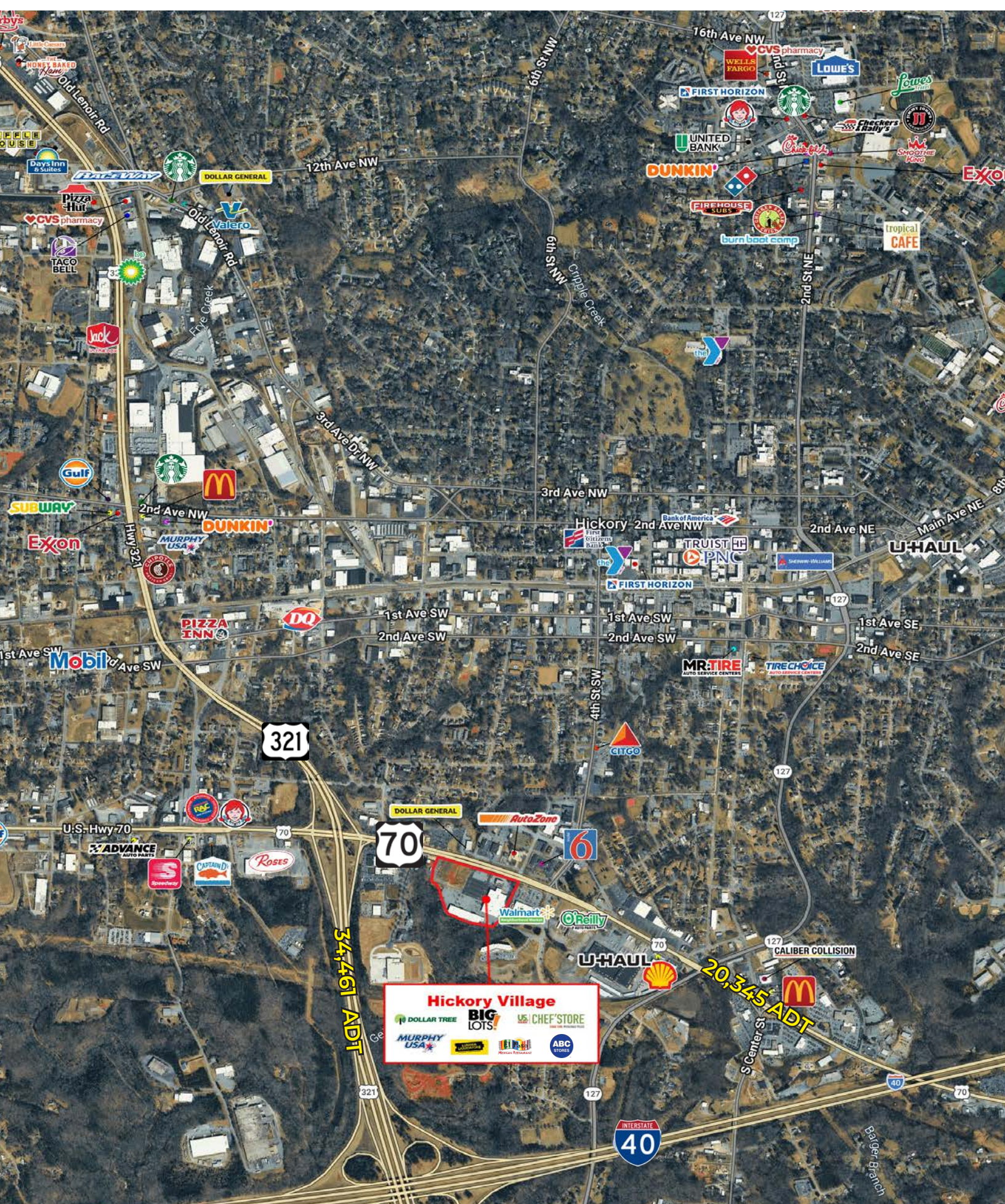
Hickory Village

Center Photos



Hickory Village

Merchant Aerial



Hickory Village

DOLLAR TREE BIG LOTS CHEF'S STORE

MURPHY USA ABC STORES