

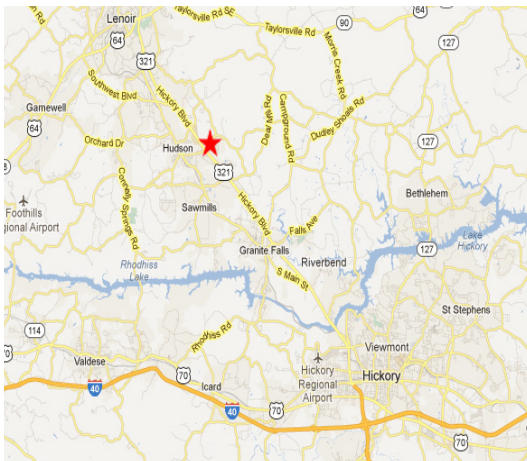


HUDSON CROSSING - OUTPARCEL

3064 Hickory Blvd
Hudson, NC 28638

Stanford Garnett
direct: 704.206.8345
sgarnett@collettre.com

Phil Neri
direct: 704.206.8339
pneri@collettre.com



DEMOGRAPHIC SNAPSHOT (2019)

	3 mile	5 mile	10 mile
Population	16,281	36,177	119,358
Projected Pop. (2023)	16,227	36,167	121,509
Avg. Household Income	\$57,638	\$56,505	\$60,758

TRAFFIC COUNTS

US 321 & Mt. Herman Rd	33,000
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PROPERTY DETAILS

- **One Outparcel Available:**
 - Preapproved ± 7,200 SF For Lease or Build to Suit
- Hudson Crossing is a neighborhood shopping center anchored by Food Lion and Walgreens, located at the intersection of Hickory Boulevard (Hwy. 321) and Pine Mountain Road in Hudson, NC.
- Co-Tenants include: Food Lion, Farmers Home Furniture, Goodwill, VN Nails, Roma Pizza and Tobacco Store.

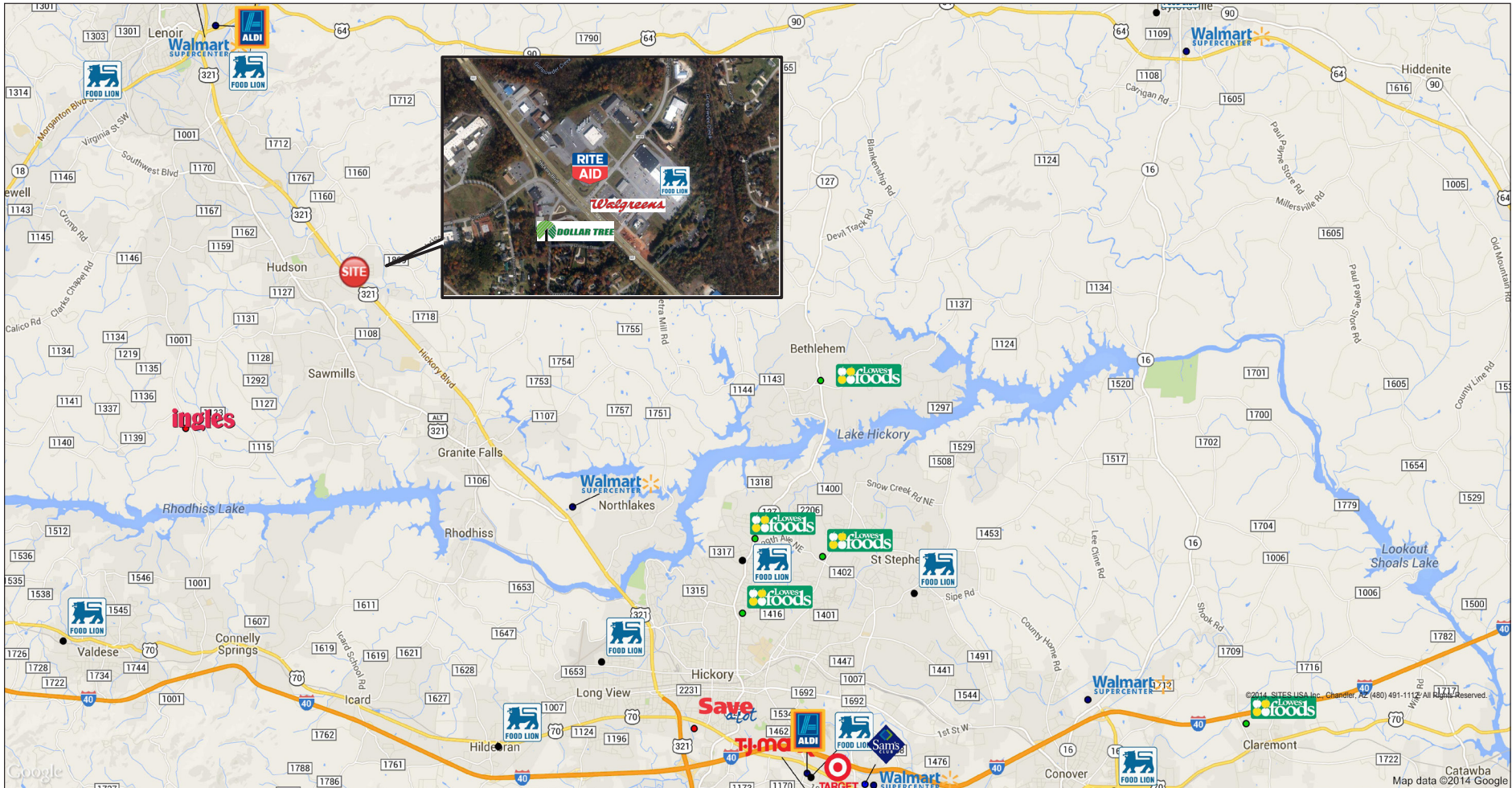
1111 METROPOLITAN AVE, STE 700, CHARLOTTE, NC 28204
Mailing: P.O. BOX 36799, CHARLOTTE, NC 28236-6799
704.206.8300 | WWW.COLLETTRE.COM



HUDSON CROSSING AERIAL

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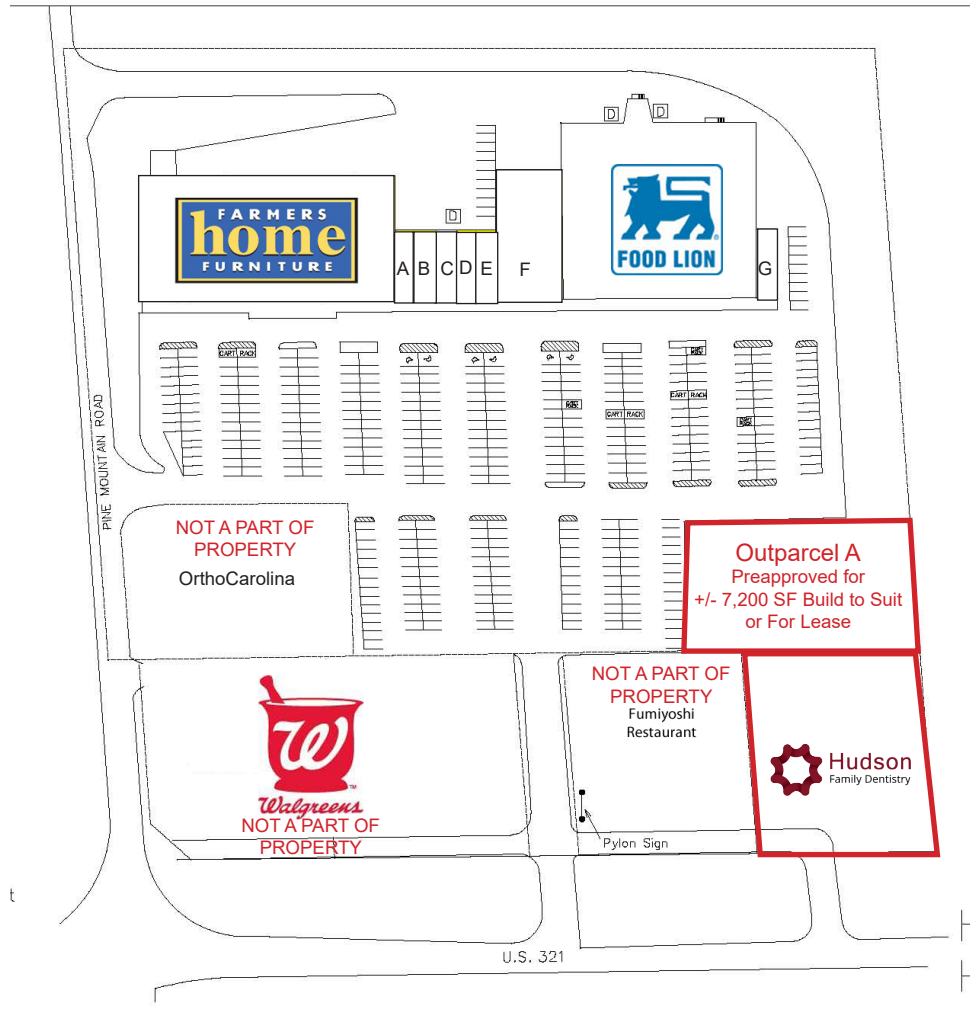
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HUDSON CROSSING SITE MAP

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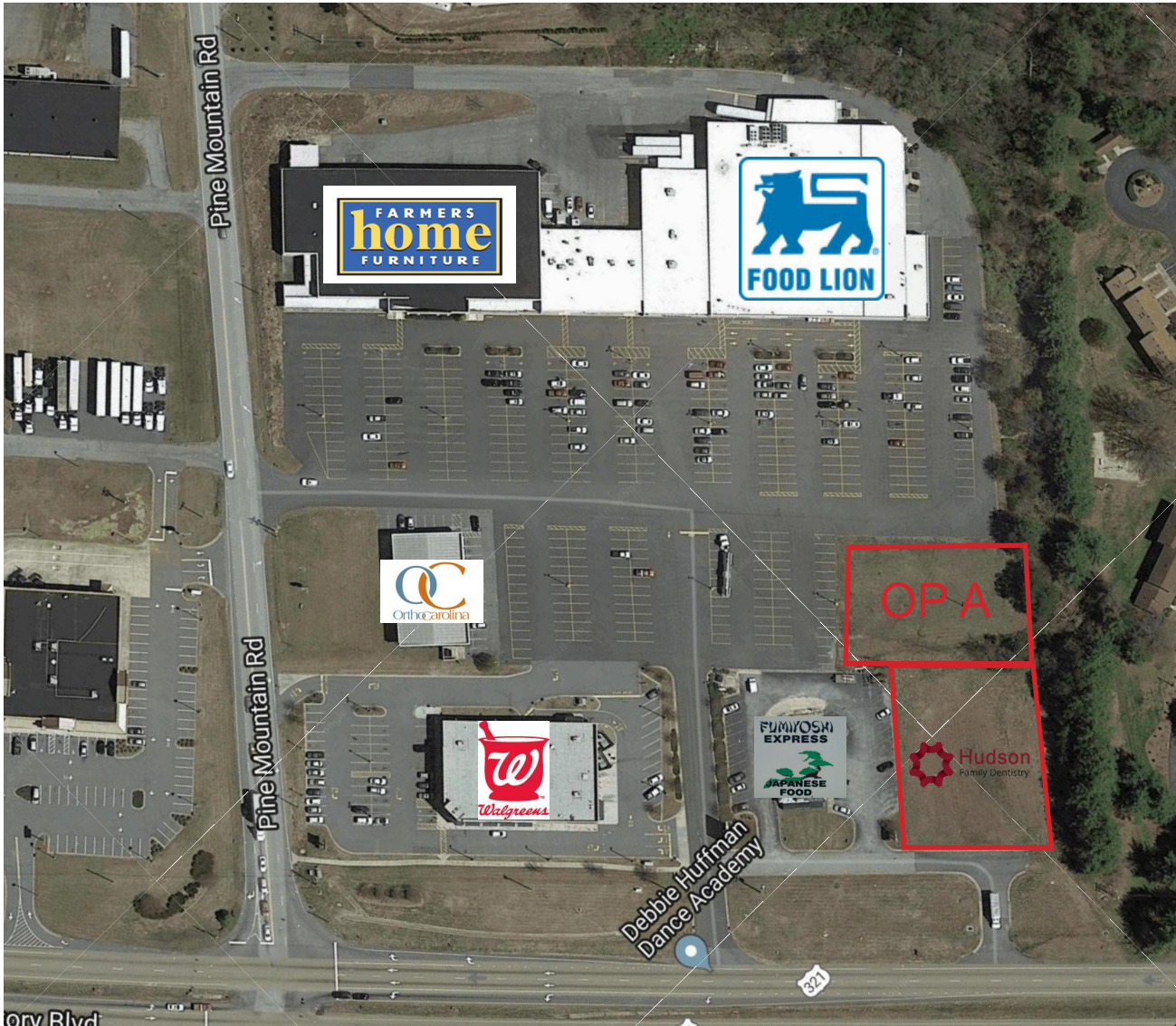


Space	Tenant	SF
	Farmers Home Furniture	29,700
A/B	Roma Pizza	2,800
C	VN Nails	1,400
D	Martin & Co Hairstyling	1,400
E	5 Star Wireless	1,400
F	Goodwill	8,450
	Food Lion	31,864
G	Tobacco Store	1,400
OP A	Build to Suit or Lease	7,200
OP B	Hudson Family Dentistry	0.8 AC

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Outparcel A

Preapproved for
 \pm 7,200 SF Build to Suit or
for Lease

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