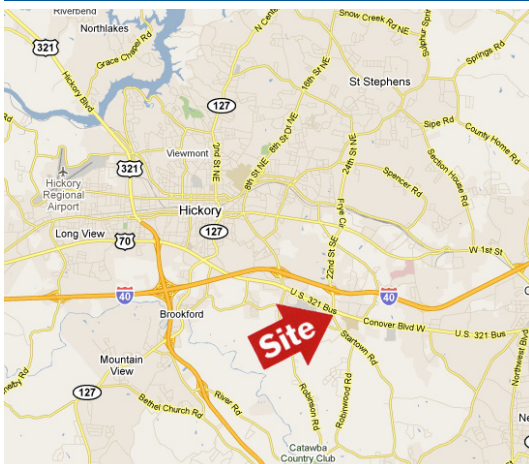




# VALLEY CORNERS SHOPPING CENTER

2201 Highway 70 SE  
Hickory, NC 28602

LEASING | Spencer Brown  
direct: 704.206.8326  
sbrown@collett.biz



## DEMOGRAPHIC SNAPSHOT (2011)

	3 mile	5 mile	10 mile
Population	18,632	64,246	152,247
Projected Pop. (2016)	18,903	64,190	153,140
Avg. Household Income	\$45,642	\$53,718	\$58,715

## TRAFFIC COUNTS

Hwy 70 SE in front of Valley Corners	22,275
I-40 east of McDonald Parkway	59,400
McDonald Parkway at I-40	30,750

## PROPERTY DETAILS

- Valley Corners is a ±144,231 SF Community Shopping Center anchored by Ross Dress For Less, Michael's, Ashley Furniture, and Petco.
- Center Renovated in 2008.
- 898 parking spaces.
- Fully Leased.
- Co-Tenants Include Cato, It's Fashion, Sally Beauty, American General, Fantastic Sam's, Valley Corners Chiropractic, Jewelry Exchange, NC Nails and Molly Malone's Boutique.

1111 METROPOLITAN AVE, STE 700, CHARLOTTE, NC 28204  
Mailing: P.O. BOX 36799, CHARLOTTE, NC 28236-6799  
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# VALLEY CORNERS SHOPPING CENTER

## AERIAL

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# VALLEY CORNERS

## SITE MAP

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