

VALLEY CORNERS SHOPPING CENTER

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

2201 Highway 70 SE Hickory, NC 28602









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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.



VALLEY CORNERS SHOPPING CENTER AERIAL







SITE PLAN RACK ROOM SHOES 6,050 SF (E) EAST COAST WINGS & GRILL 4,800 SF DRESS BARN 7,500 SF (F) VALLEY CORNERS CHIROPRACTOR 1,400 SF ROSS DRESS FOR LESS 30,094 SF (G) NC NAIL 1,400 SF MICHAEL'S 21,300 SF (H) AMERICAN GENERAL FINANCE 2,450 SF **ASHLEY FURNITURE** 30,247 SF (I) FANTASTICS SAM'S 1,400 SF CATO/(A) IT'S FASHION 10,500 SF (J) MOLLY MALONE'S BOUTIQUE 1,400 SF (B) JEWELRY EXCHANGE 2,800 SF **PETCO** 18,090 SF (C) SALLY BEAUTY 2,160 SF 2,640 SF TOTAL (+/-) 144,231 SF (D) FCBCC_ Fantastic Sams **POSS** Michaels CAFO **US HIGHWAY 70**

