

HICKORY CROSSINGS

210 MAIN AVENUE WAY SE HICKORY, NC 28602



AERIAL



EveryAge



1 NORTH CENTER

HICKORY

TRUIST

City Walk

Main Avenue NW

One Eleven Main

N Center St

CRANFORD BROTHERS B.B.Q.



DETAILS

SPECIFICATIONS

Price: See floorplan

SF: 1,500 - 9,500 +/-

Be one of the first to have the opportunity to experience the newest redevelopment on the Hickory City Walk. This former furniture mill has been renovated for offices in the past years and is now undergoing a retail overhaul. Tenants to be included are restaurants, shopping, offices, and fitness. The building has tons of character and industrial elements such as original exposed brick, large windows, and rustic charm.

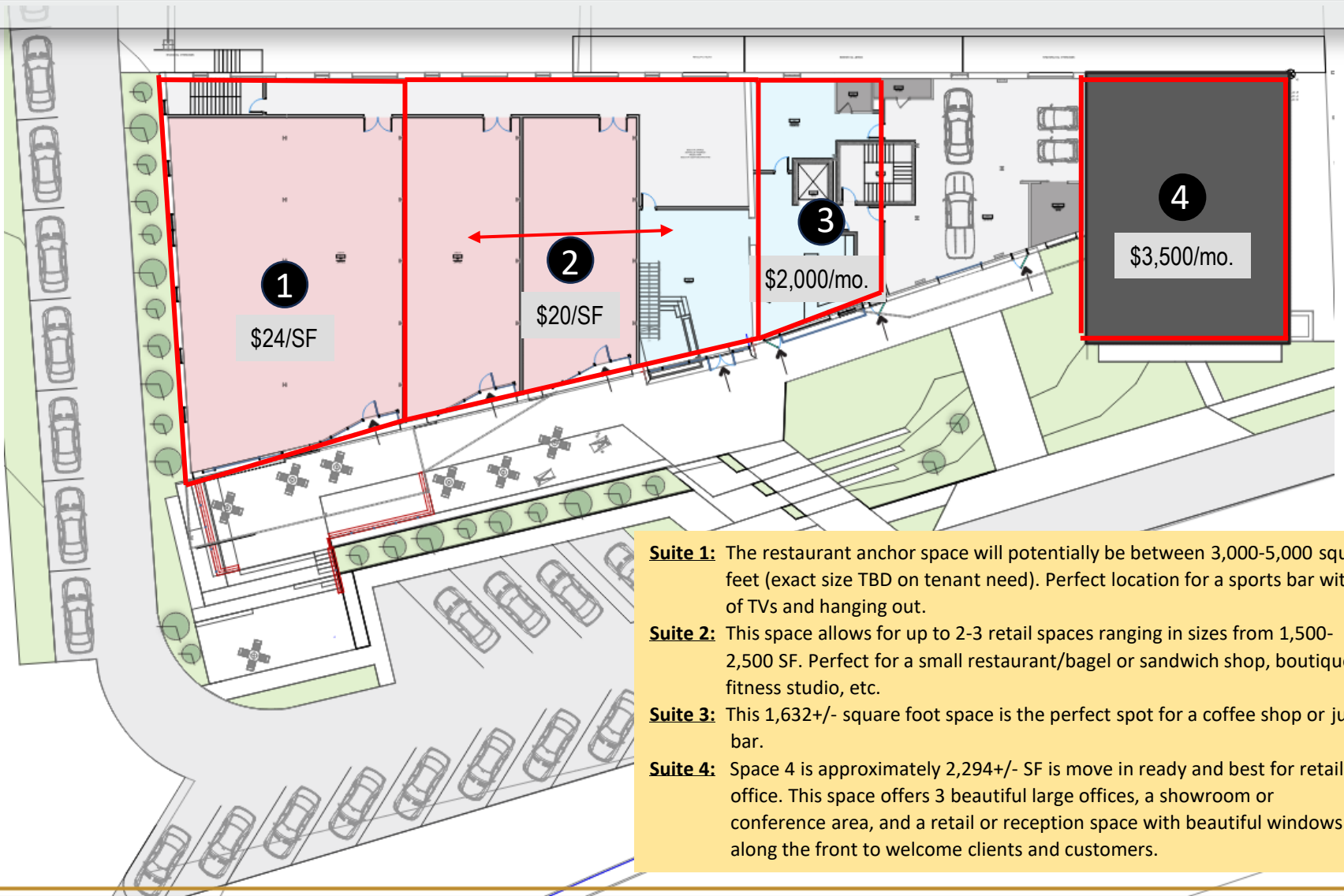
Downtown Hickory hosts the Farmers' Market, Oktoberfest, Christmas Parade, Hickory Hops, Sails Music Series, and many other events throughout the year. The new City Walk connects Downtown Hickory and Lenoir-Rhyne University to Old Lenoir Road and the River Walk that goes along Lake Hickory.

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	7,281	36,777	72,484
Total Household	2,878	15,948	30,186
Median Household Income	\$47,164	\$57,096	\$65,226
Total Employees	11,305	39,206	52,803

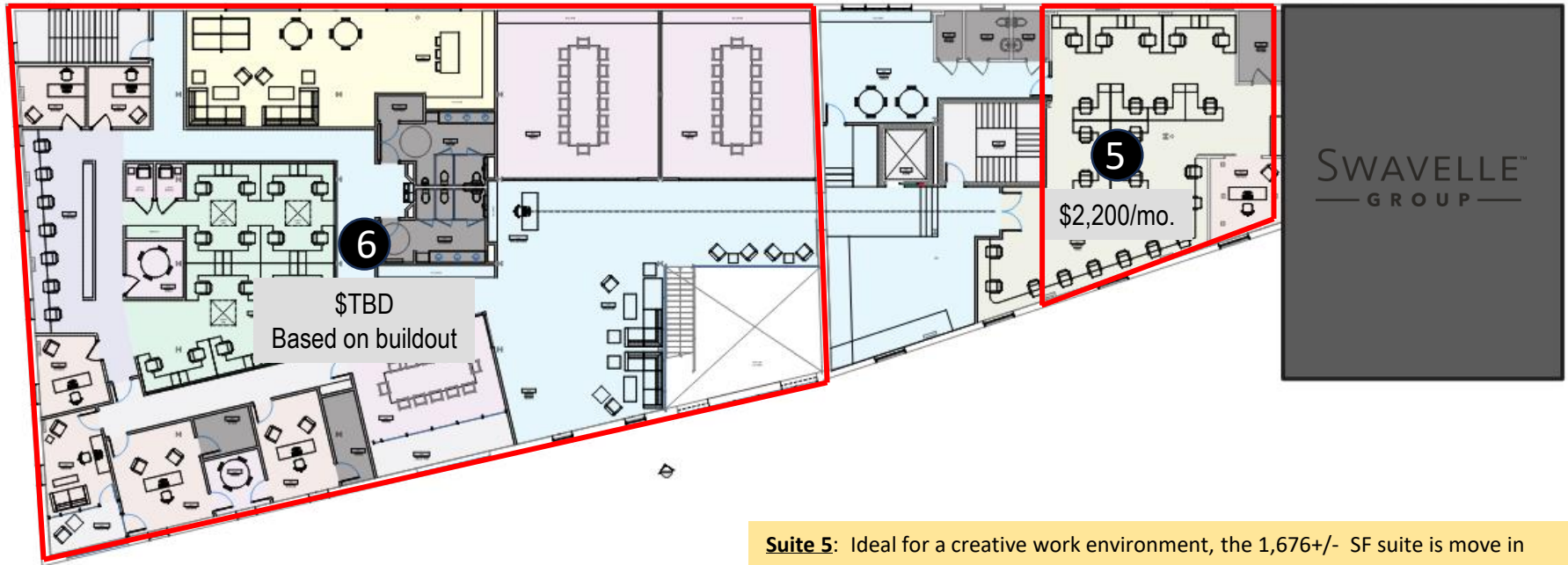


FIRST FLOOR



- Suite 1:** The restaurant anchor space will potentially be between 3,000-5,000 square feet (exact size TBD on tenant need). Perfect location for a sports bar with lots of TVs and hanging out.
- Suite 2:** This space allows for up to 2-3 retail spaces ranging in sizes from 1,500-2,500 SF. Perfect for a small restaurant/bagel or sandwich shop, boutique, fitness studio, etc.
- Suite 3:** This 1,632+/- square foot space is the perfect spot for a coffee shop or juice bar.
- Suite 4:** Space 4 is approximately 2,294+/- SF is move in ready and best for retail or office. This space offers 3 beautiful large offices, a showroom or conference area, and a retail or reception space with beautiful windows along the front to welcome clients and customers.

SECOND FLOOR



- Suite 5:** Ideal for a creative work environment, the 1,676+/- SF suite is move in ready, complete with an open workspace and a break area that was once the elevator shaft, would be a perfect work environment for the creative mind.
- Suite 6:** The largest suite, 9,500 +/- SF space is a part of the former manufacturing area of the second floor. Plans for this space are TBD but the possibilities are endless. As the last phase of the redevelopment and will potentially include small office spaces for small business owners looking for a beautiful space to lease.

POTENTIAL SITE RENDERING



POTENTIAL SITE RENDERING



City of Hickory | Trail/ Downtown

BY THE NUMBERS



FOOT TRAFFIC 2023



ANNUAL EVENTS

Events that increase foot traffic in the city.

01 Oktoberfest
Approximately 50,000 visitors in 2023.
YoY increase: 6.5%.

02 Christmas Parade
Approximately 14,000 visitors in 2023.
YoY increase: 15%.

03 Farmers Market
Saturdays average 560 visits and Wednesdays average 155 visits.

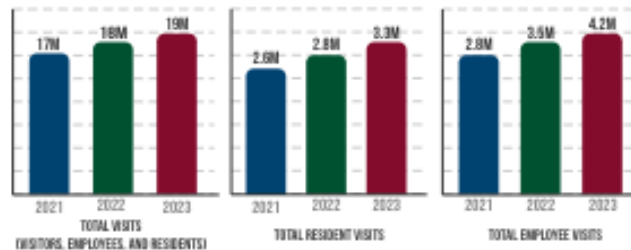
04 Hickory Hops
Approximately 2,000 visits in 2023.
YoY increase: 11%.

05 Sails Original Music Series
Adds an estimated 500 visitors to downtown Friday Evenings in May, June, and September.

POPULATION



HICKORY TRAIL AREA FOOT TRAFFIC (1/2 mile on either side of the trail)



FOR MORE INFORMATION:

Jenny Eckard
828.320.8989
jenny@commercialfirst.net

3031 N Center St.
Hickory, NC 28601

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