

# HICKORY CROSSINGS

210 MAIN AVENUE WAY SE HICKORY, NC 28602





# AERIAL



EveryAge



1 NORTH CENTER

TRUIST FH

HICKORY

N Center St

City Walk

Main Avenue NW

One Eleven Main

CRANFORD BROTHERS B.B.Q.





# DETAILS

## SPECIFICATIONS

Price: \$3,500/month

SF: 2,294 +/-

2,294+/- square feet of prime commercial office or retail space in downtown Hickory, located along the popular City Walk. This renovated industrial building offers a blend of modern amenities and historic charm, featuring three spacious offices, a versatile showroom or conference room, and a retail or reception area with large front windows that provide ample natural light. Ideal for businesses seeking visibility and a dynamic location, this space is perfect for professional offices, boutiques, or showrooms. Enjoy proximity to local restaurants, shops, and pedestrian traffic in the heart of Downtown 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



# INTERIOR PICTURES





# FIRST FLOOR



# POTENTIAL SITE RENDERING





# POTENTIAL SITE RENDERING



City of Hickory | Trail/ Downtown

**BY THE NUMBERS**



**FOOT TRAFFIC 2023**



**ANNUAL EVENTS**

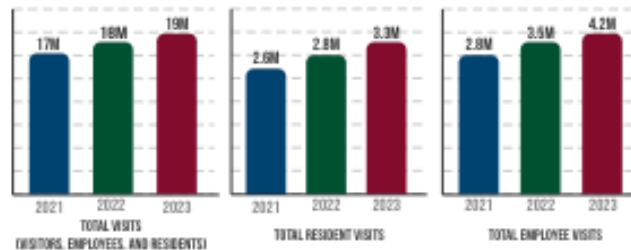
Events that increase foot traffic in the city.

- 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:**

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