

PRESTON RIDGE RETAIL SPACES FOR LEASE

1995 STARTOWN ROAD HICKORY, NC 28602



AERIAL



VALLEY HILLS MALL



McDonald Pkwy (28,600 CPD)

Hwy 70 (21,000 CPD)

Startown Road (45,600 CPD)



DETAILS

SPECIFICATIONS

Lease Price: \$22 - \$26/SF + CAM

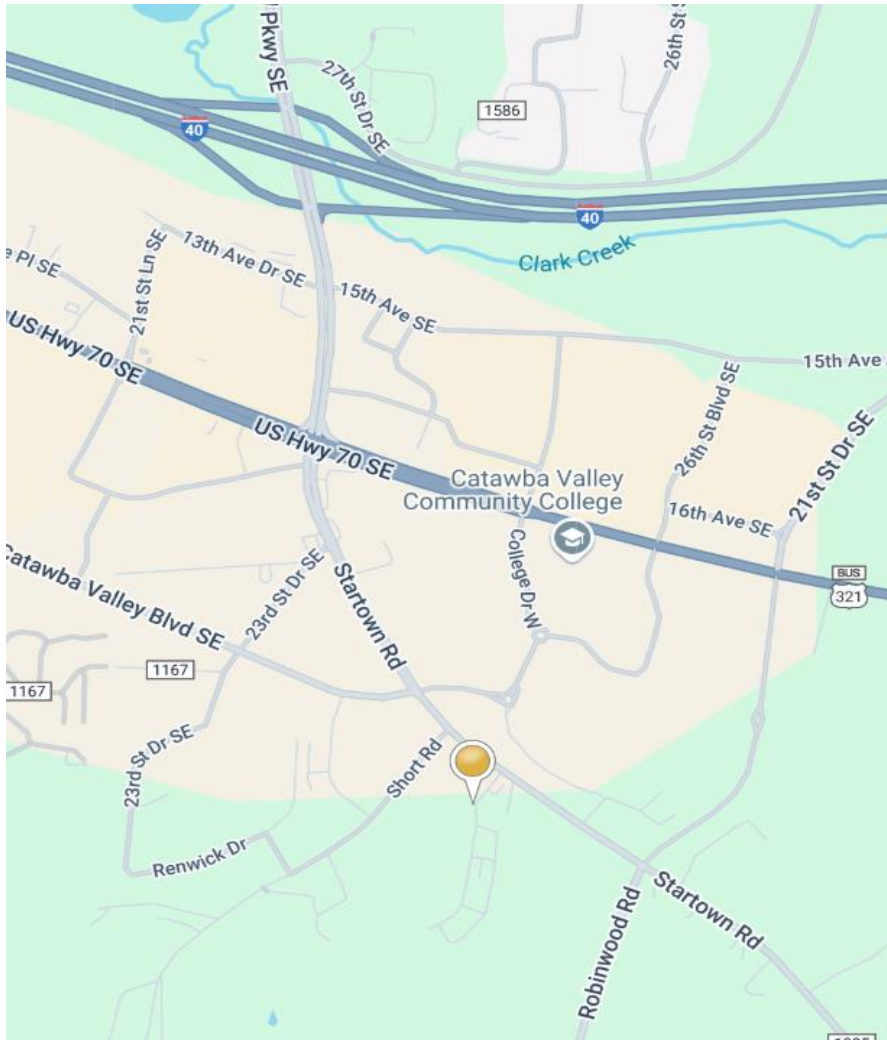
SF: 1,400 - 1,900 +/-

NEW CONSTRUCTION!!

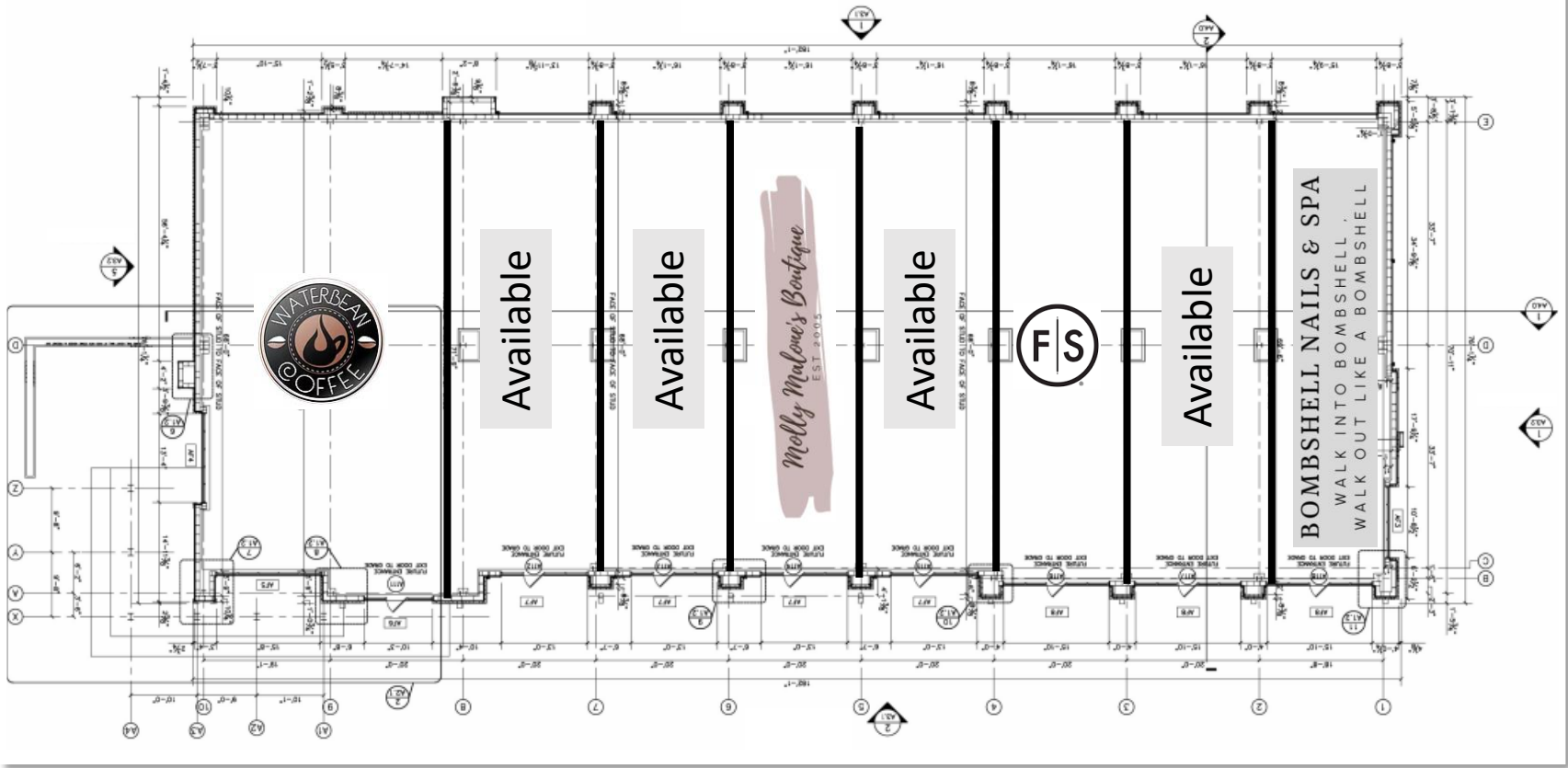
Perfect location for restaurant, professional, office, or retail. Centered in the Hickory MSA retail hub. Hickory is the 3rd fastest growing MSA in the US since 2014 with a Population of 365,000+. 171 apartments in Phase 1 located behind the retail building. Phase 2 will add more apartments and retail. Located one mile from Trivium Corporate Center, across the street from Catawba Valley Community College. Convenient to I-40, Hwy. 321, Hickory, Newton, Conover, and less than 45 minutes from Charlotte.

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	5,141	32,440	68,404
Total Household	2,182	13,822	28,682
Median Household Income	\$45,149	\$58,938	\$65,240
Total Employees	9,284	36,467	51,107



SITE PLAN



MARKET OVERVIEW

HICKORY, NC

Hickory is for doers and makers seeking a well-rounded community. Our city is a three-time All-American City and the regional hub of a metropolitan area of 365,376 people. Hickory and the metro area have strong transportation, utility, higher education, cultural, and workforce development networks that have produced a robust manufacturing base and extensive medical, retail, service, and residential development.





**FOR MORE
INFORMATION:**

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