

# 165,959 SF FORMER SEARS FOR LEASE OR SALE

1940 US HIGHWAY 70 SE | HICKORY, NC



## CONTACT

Wes Thurmond | 704.644.4595  
wthurmond@providencegroup.com

## PROPERTY / LEASE INFORMATION

Located at the Valley Hills Mall with access and visibility to Highway 70 which is the main retail corridor in the market.

Nearby retailers include Home Depot Academy Sports, Target, TJ Maxx, Best Buy, Dicks and others

High traffic volume in front of the site.

Signalized access off of Highway 70

## PROPERTY HIGHLIGHTS

165,959 SF former Sears on 2 levels

Property can be leased to a single tenant or split for multiple users.

Located on approximately 12 acres

## DEMOGRAPHICS (2020)

	1 MILE	3 MILE	5 MILE
POPULATION	1,770	18,753	67,745
AVERAGE HH INCOME	\$64,146	\$56,346	\$69,068
MEDIAN HH INCOME	\$53,924	\$46,385	\$56,380
BUSINESS ESTABLISHMENTS	158	1,890	4,157
DAYTIME EMPLOYMENT	5,094	35,923	65,818

## 2020 TRAFFIC COUNTS (NCDOT)

11,000 VPD on Catawba Valley Blvd SE

22,500 VPD on Conover Blvd W



**CONTACT**  
Wes Thurmond | 704.644.4595  
wthurmond@providencegroup.com



71,000 VPD

5,600 VPD

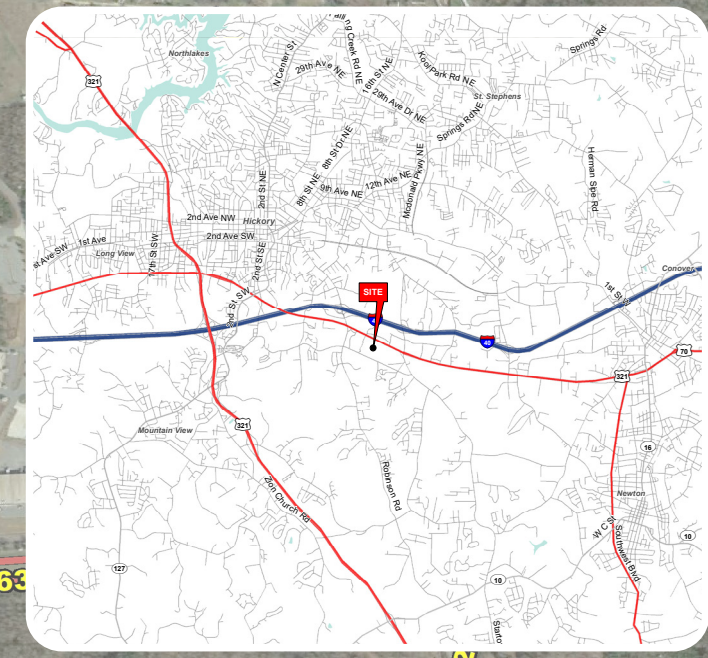
6,400 VPD

2,400 VPD

70,500 VPD

6,500

26,500 VPD



13th Avenue Dr

Lenoir Rhyne Blvd



15,000 VPD

23,000 VPD

3,900 VPD

5,800 VPD

8th Street Dr

Catawba Valley Blvd

11,000 VPD



18,000 VPD

18,500 VPD

CATAWBA VALLEY COMMUNITY COLLEGE

17,500 VPD

21st Street Dr



In Partnership with



**CONTACT**

Wes Thurmond | 704.644.4595

wthurmond@providencegroup.com



**THE PROVIDENCE GROUP**  
EXCELLENCE IN RETAIL REAL ESTATE

300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203

WWW.PROVIDENCEGROUP.COM

**HICKORY NORTH CAROLINA**

**PROUD PARTNER XTEAM**  
RETAIL ADVISORS