



1940 US HIGHWAY 70 SE | HICKORY, NC

# FORMER SEARS

165,959 SF AVAILABLE FOR LEASE OR SALE



# PROJECT DETAILS

**FORMER SEARS** • 165,959 SF AVAILABLE FOR LEASE OR SALE • RETAIL

## PROPERTY HIGHLIGHTS

- 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
- Property can be leased to a single tenant or split for multiple users
- Located on approximately 12 acres

## DEMOGRAPHICS

### POPULATION

1 MILE	3 MILES	5 MILES
1,770	18,753	67,745

### AVERAGE HH INCOME

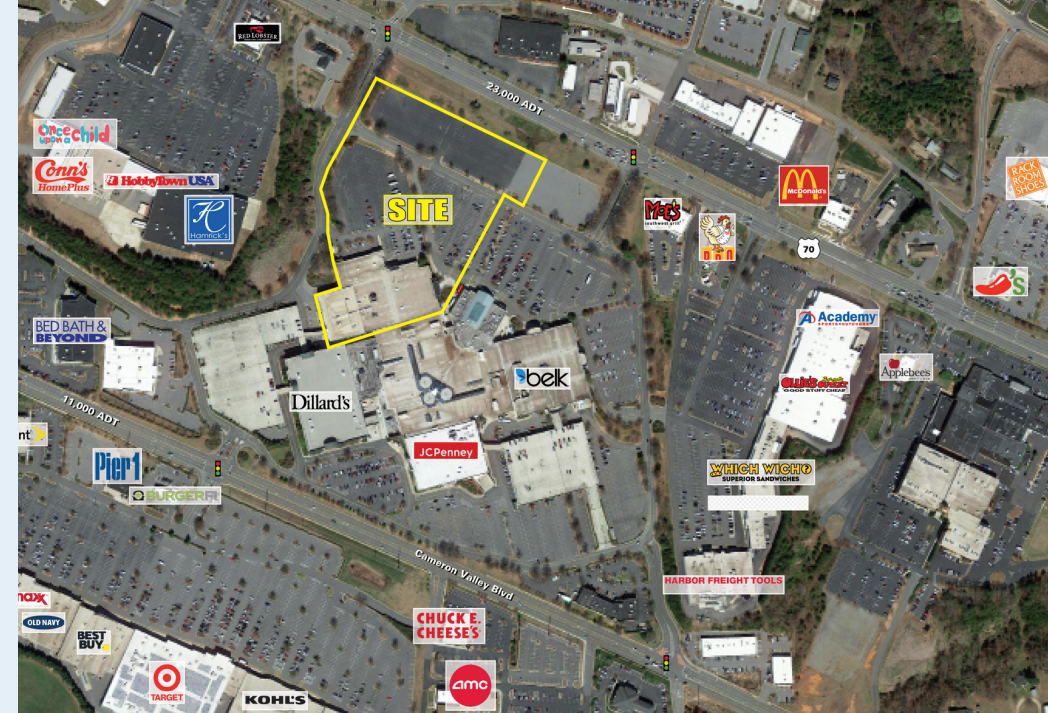
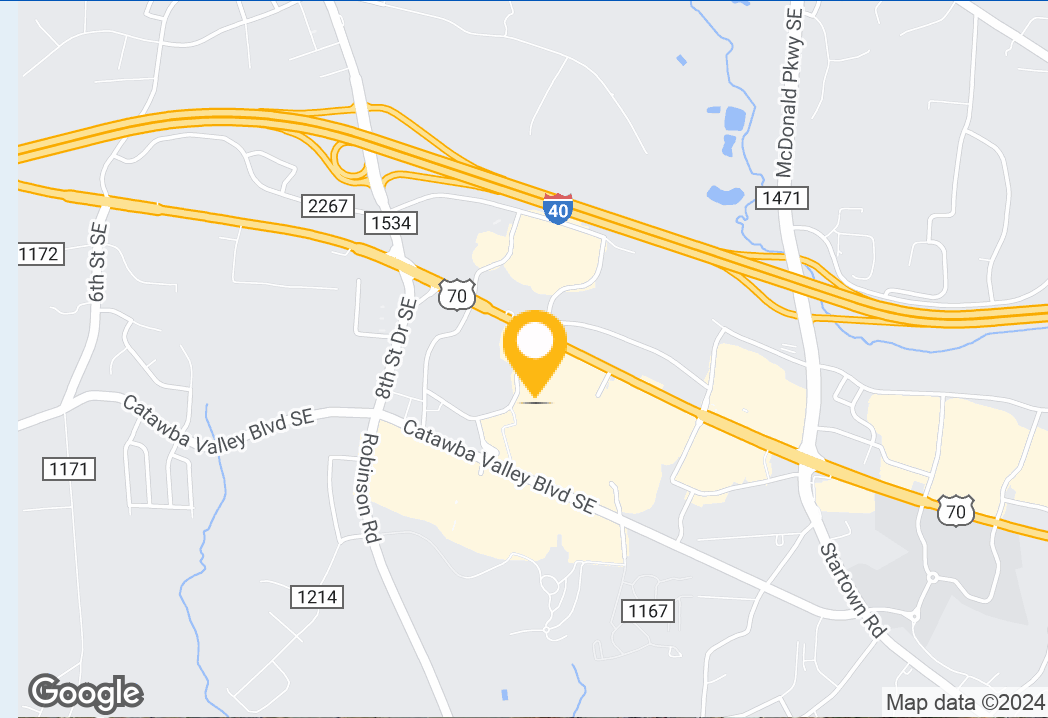
1 MILE	3 MILES	5 MILES
\$64,146	\$56,346	\$69,068

### MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$53,924	\$46,385	\$56,380

### BUSINESS ESTABLISHMENTS

1 MILE	3 MILES	5 MILES
158	1,890	4,157





AERIAL

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61,000 ADT



McDONALD PKWY SE

VALLEY CORNERS SHOPPING CENTER

petco | ROSS  
 Michaels | Ashley HOMESTORE  
 CATO | SALLY BEAUTY  
 FIVE BELOW | RACK ROOM SHOES

56,000 ADT



HICKORY CORNERS SHOPPING CENTER

Hamick's | Conn's HomePlus  
 Gabe's  
 Once Upon A Child

SITE

HOBBY LOBBY

CARmax

VALLEY HILLS MALL

belk | Dillard's  
 JCPenney

sam's club

Walmart

LOWE'S

Catawba Valley Blvd SE

26,500 ADT

Academy SPORTS+OUTDOORS

HARBOR FREIGHT TOOLS

9,800 ADT

HICKORY RIDGE

TARGET | TJ-maxx | KOHL'S  
 HomeGoods | DICK'S SPORTING GOODS  
 BEST BUY | carter's | Office DEPOT  
 Burlington | OLD NAVY

CATAWBA VALLEY COMMUNITY COLLEGE  
4,328 students

NORTHERN TOOL+EQUIPMENT



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