

# 165,959 SF FORMER SEARS FOR LEASE OR SALE

1940 US HIGHWAY 70 SE | HICKORY, NC



## CONTACT

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## 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 DepotAcademy 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



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**SITE**

CATAWBA VALLEY  
COMMUNITY COLLEGE

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