



1720 US Hwy 70 SW
Hickory, NC, 28602

Available for Sale or Lease

+/- 19,240 SF Retail/Service Building

Property Overview

1720 US Hwy 70 SW

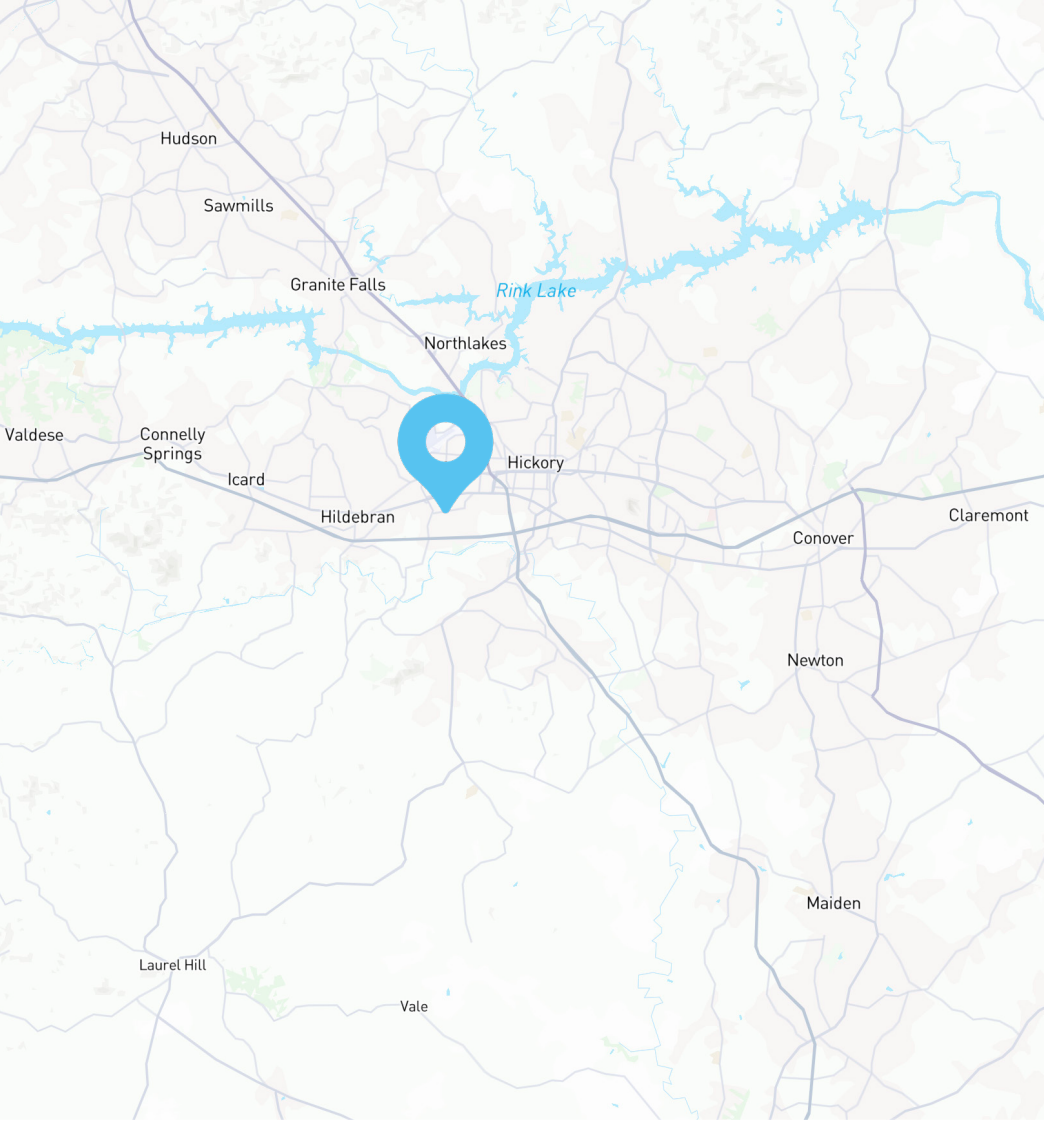
Available for Sale or Lease

Situated along one of Hickory's primary highway commercial corridors, this 19,240 SF retail/service building offers exceptional US 70 frontage with high daily traffic visibility and convenient access to Interstate 40, US Highway 321, and NC Highway 127.

The West Hickory/Westmont submarket supports a diverse mix of retail, automotive, service, and restaurant users making this an ideal fit for owner-users, investors, and tenants across a wide range of industries. The left side of the building is in near-move-in condition (minus utilities), while the right side presents a value-add opportunity for the right buyer or tenant willing to invest in finishing work. The property is being sold and leased without utilities, offering a blank-slate starting point for buildout or repositioning. C-2/Highway Commercial zoning accommodates a broad spectrum of uses, and proximity to Lenoir-Rhyne University and Catawba Valley Medical Center ensures sustained demand.

Property Details

Address	1720 US Hwy 70 SW Hickory, NC 28602
Availability	+/- 19,240 Building on 0.42 AC Parcel Available for Lease or Sale
Parcel ID	279211667307
Zoning	C-2
Traffic Counts	US Hwy 70 SW - 15,578 VPD
Sale Price	Call for Pricing



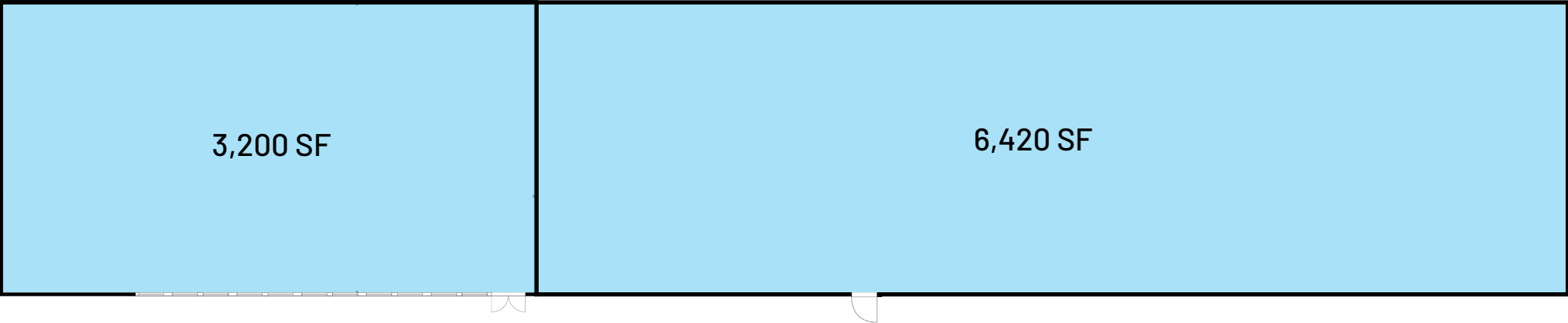
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2026 Population	4,570	28,690	65,805
Avg. Household Income	\$56,276	\$99,965	\$96,924
Median Household Income	\$45,046	\$66,034	\$67,542
Households	2,099	12,099	28,480
Daytime Employees	5,362	44,800	89,400

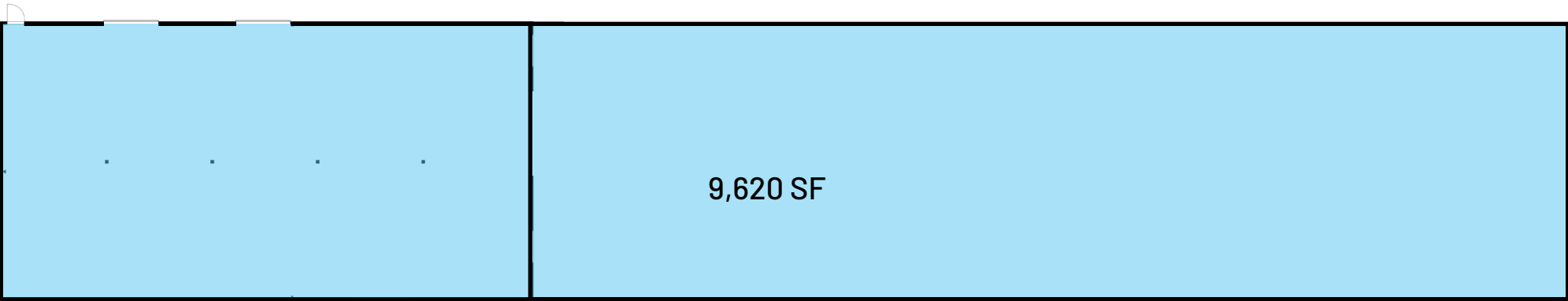
Available Space

+/- 19,240 SF

Main Level



Basement Level



Additional Photos



Hickory

Contact for Details

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