



**PROJECT  
DETAILS**

**AVAILABLE SPACE**

±6.68 Acres  
±15,485 SF Industrial building

**TRAFFIC COUNTS**

27,000 ADT on Hickory Blvd/Hwy 321

**PROPERTY HIGHLIGHTS**

- 15,485 SF industrial building on 6.68 acres available for sale or lease
- Well suited for owner-user or redevelopment
- Over 850' of frontage on Hwy. 321
- Strategically located between Hickory and Lenoir directly across the street from Caldwell Community College.
- Nearby tenants include Walmart Neighborhood Market, Food Lion, McDonald's, Burger King, Walgreens, Wendy's and many others.

**LEASE RATE**

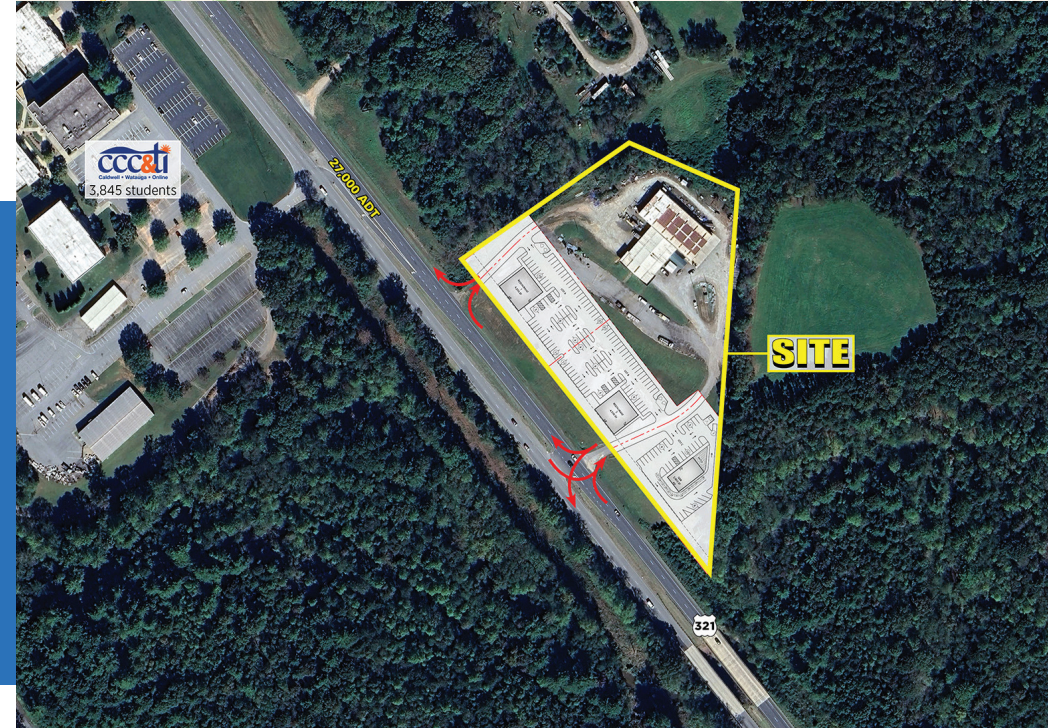
Call to discuss



**SALE PRICE**

Call to discuss

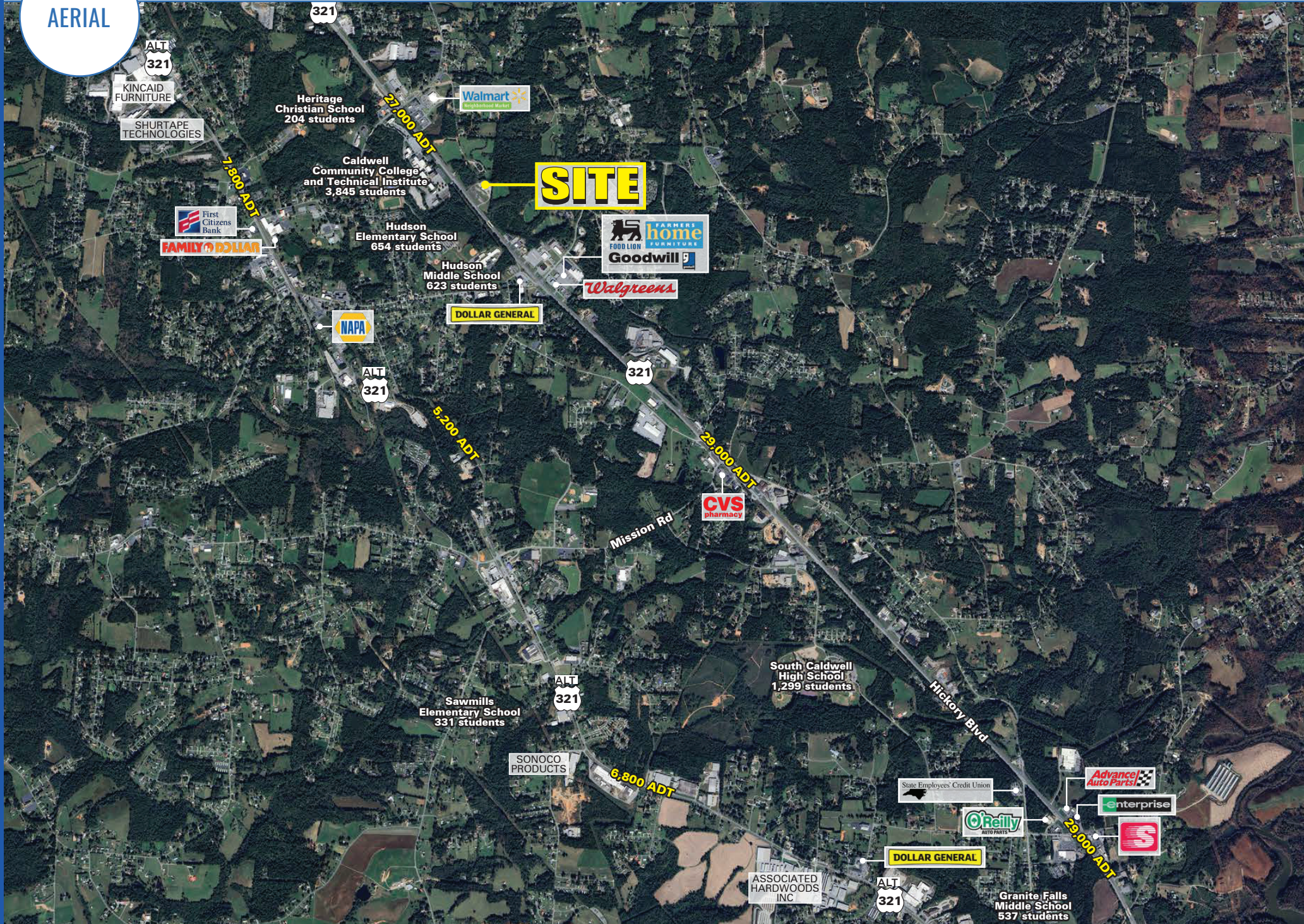
**COUNTY**

Caldwell



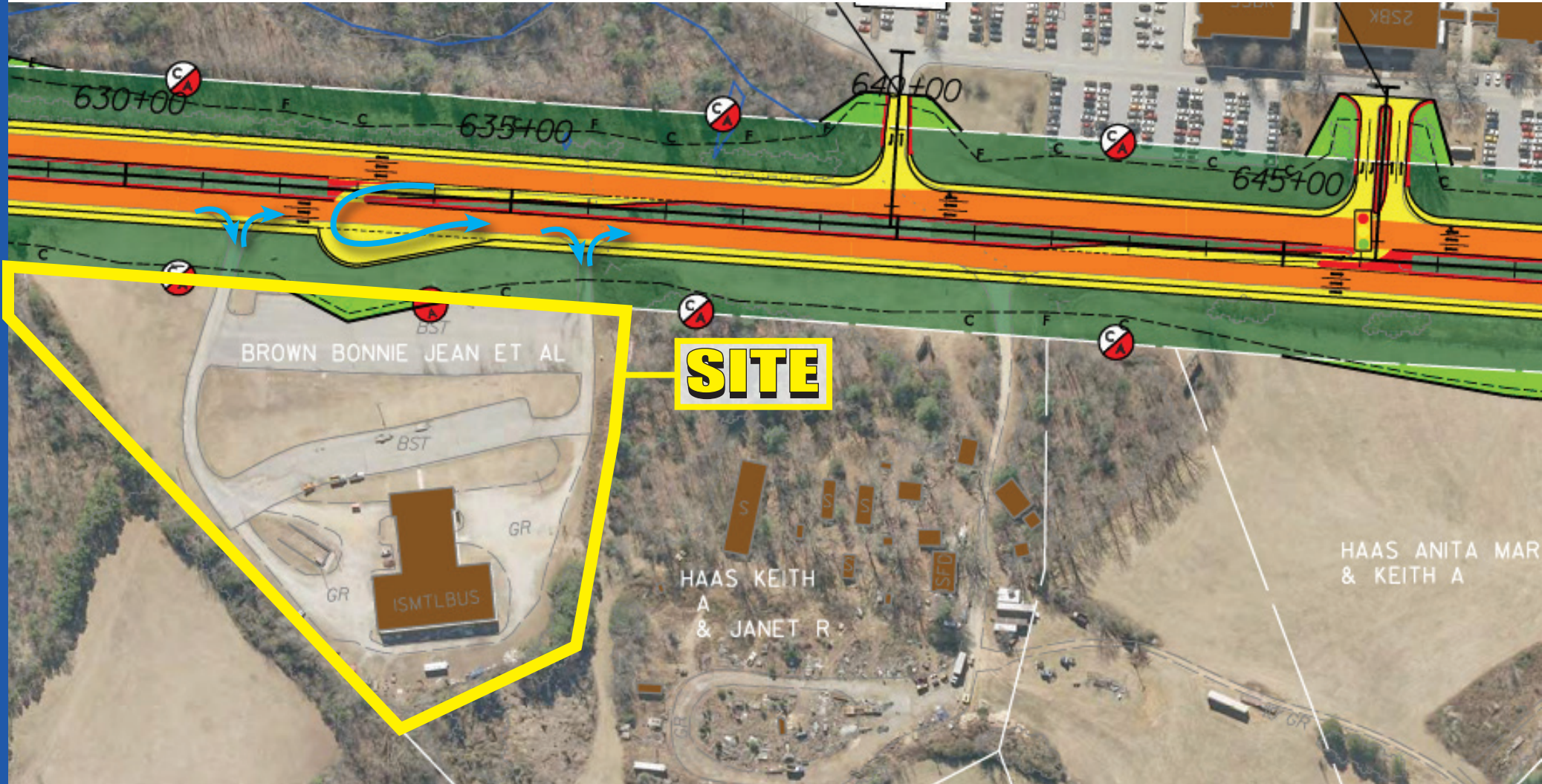
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 TOTAL HOUSEHOLDS	1,148	6,800	15,040
 TOTAL POPULATION	2,693	16,309	36,301
 MEDIAN HH INCOME	\$54,522	\$54,452	54,626

AERIAL



FUTURE  
NCDOT  
CHANGES

2928 HICKORY BLVD • ±15,485 SF | ±6.68 ACRES - INDUSTRIAL AVAILABLE FOR SALE OR LEASE • RETAIL







NORTH CAROLINA

# HUDSON

Hudson, North Carolina, is a quiet, close-knit town located in Caldwell County at the foothills of the Blue Ridge Mountains. Known for its welcoming atmosphere and natural beauty, Hudson offers a scenic, small-town lifestyle with easy access to outdoor activities like hiking, fishing, and exploring the nearby Pisgah National Forest. The town also values its history and community spirit, showcased through local events and venues like the HUB Station, which hosts concerts, theater performances, and art exhibits.

In recent years, Hudson has focused on revitalization and smart growth, attracting new residents and small businesses while maintaining its relaxed charm. Its location between Lenoir and Hickory provides residents with employment and educational opportunities, while still enjoying the peace and slower pace of a rural setting. With friendly neighborhoods, strong schools, and a commitment to arts and culture, Hudson is a great example of a small North Carolina town with big heart and promise.



HUDSON, NC

## 2928 HICKORY BLVD

±15,485 SF | ±6.68 ACRES - INDUSTRIAL  
AVAILABLE FOR SALE OR LEASE

### OSLER WOLTZ

980.498.3297  
OWOLTZ@ATLANTICRETAIL.COM



[WWW.ATLANTICRETAIL.COM](http://WWW.ATLANTICRETAIL.COM)

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4350 CONGRESS ST, SUITE 575  
CHARLOTTE, NC 28209

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