

Hickory Village

527 U.S. Hwy 70 SW

Hickory, NC 28602



FOR LEASE - 1,961 - 3,955 SF
Outparcels Available



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Hickory Village

Property Information

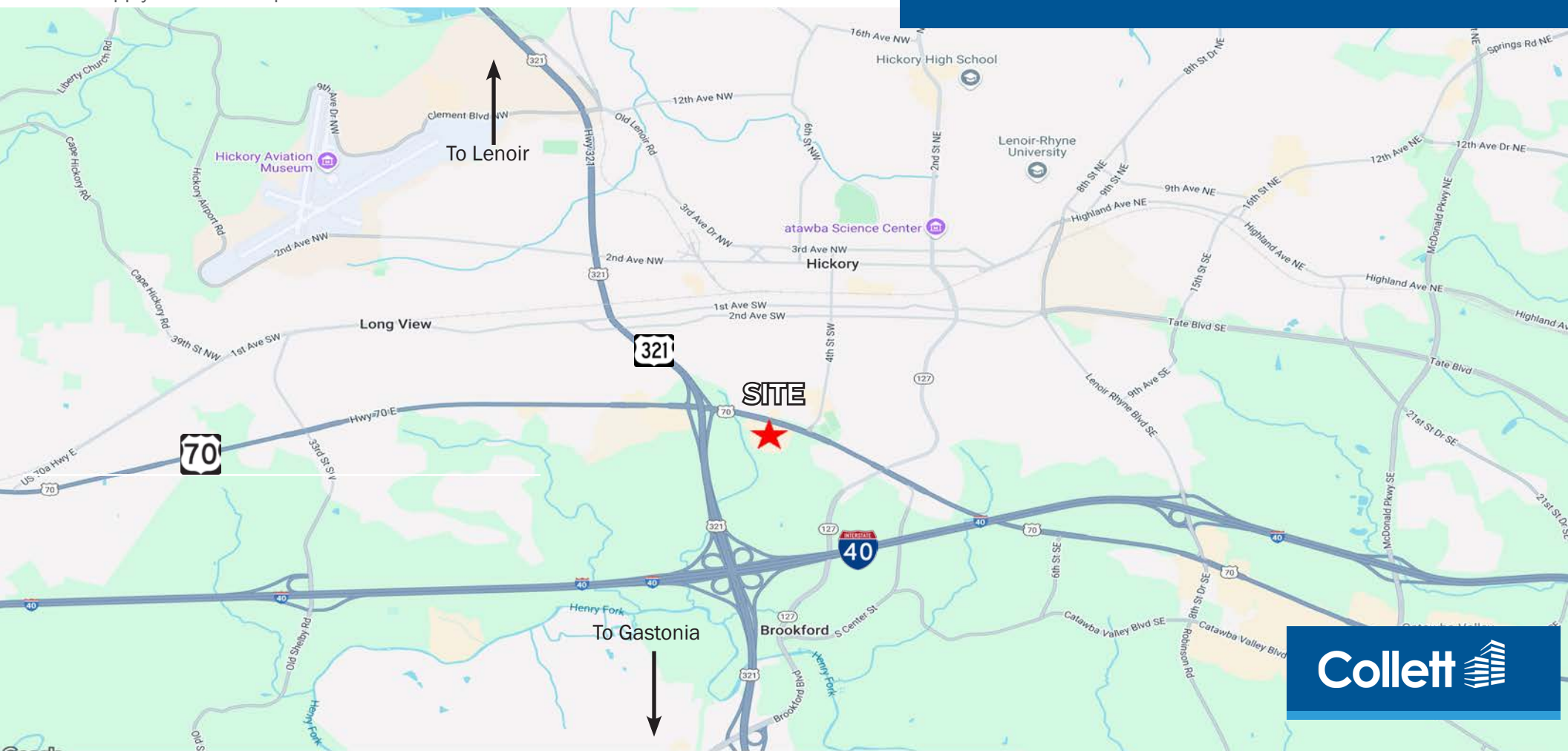
- ± 120,000 SF shopping center renovated in 2022, Hickory Village is conveniently located near Hwy 70, Hwy 321 and I-40, allowing for ease of access to a regional population. The Center has over 1,000 feet of frontage along Hwy 70 with multiple access points including direct signalized access.
- Join major retailers like Big Lots, Dollar Tree, The Chef's Store, State Electric Supply & Lumber Liquidators
- Murphy Oil now open
- ± 1,961 – 3,942 SF available for lease.
- ± 1.07 ac. outparcel #1 SALE PENDING
- ± .77 ac. outparcel #3 available for Sale, Ground Lease or Build-to-Suit, water and sewer available.

DEMOGRAPHICS (2026)

	1 mile	3 miles	5 miles
Population	3,764	30,470	68,211
Daytime Pop	3,874	37,293	55,788
Avg. HH Income	\$65,123	\$91,051	\$95,030

TRAFFIC COUNTS (2025)

US 70, US 321 Business	20,345 ADT
US 321	34,461 ADT



Hickory Village

Site Plan



Tenant Roster		
1	Plush Kutz	795 SF
2	Fashion Scentsation	753 SF
3	Price is Right Hair	753 SF
4	70 Beach Bingo	2,035 SF
5	AVAILABLE	1,961 SF
6	AVAILABLE	1,994 SF
7	Shoe Show	6,990 SF
8	The Otaku Hangout	2,506 SF
9	Hickory Hop	1,998 SF
10	Freedom Insurance	2,231 SF
11	Elite Chiropractic	2,294 SF
12	AVAILABLE	3,070 SF
13	Lumber Liquidators	5,869 SF
14	State Electric Supply Co.	15,048 SF
14A	AVAILABLE	3,942 SF
15	The Chef's Store	25,147 SF
16	Dollar Tree	12,487 SF
17	Big Lots	33,130 SF
Outparcels		
OP-1	SALE PENDING	± 1.07 AC
OP-2	Murphy Oil	1.97 AC
OP-3	AVAILABLE - Ground Lease or BTS	± .77 AC
OP-4	El Paso Mexican	5,220 SF 1.48 AC

Hickory Village

Site Plan

Available

Building A
+/- 3,942

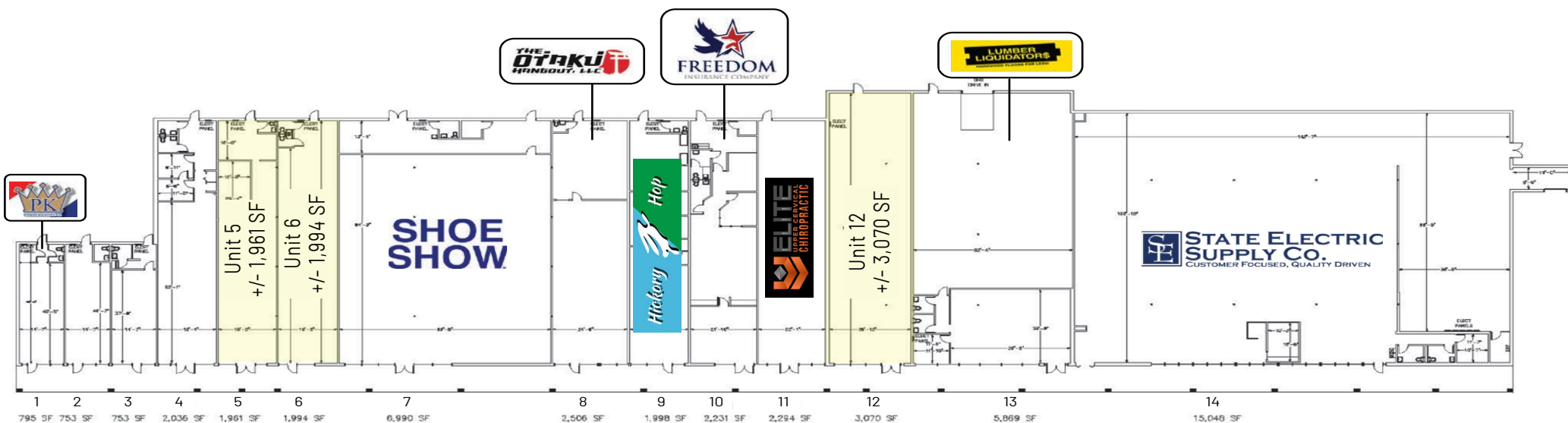


Hickory Village

Site Plan

Available

Building B
±1,961 - 3,955 SF



Hickory Village

Available Outparcels



Walmart
Neighborhood Market

MEXICAN RESTAURANT

CHEF'S STORE

DOLLAR TREE

BIG LOTS!

THE OTAKU
REPAIRMENT, LLC

SHOE SHOW
MEDIA

ELITE
RESTAURANTS

FREEDOM
RESTAURANTS

LINCOLN
LIQUOR STORES

STATE ELECTRIC
SUPPLY CO.

OP-3
±.77 AC
Available

20,345 ADT

OP-1
±1.07 AC
Sale Pending

MURPHY
USA

Hickory Village

Center Photos



Hickory Village

Merchant Aerial

