



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

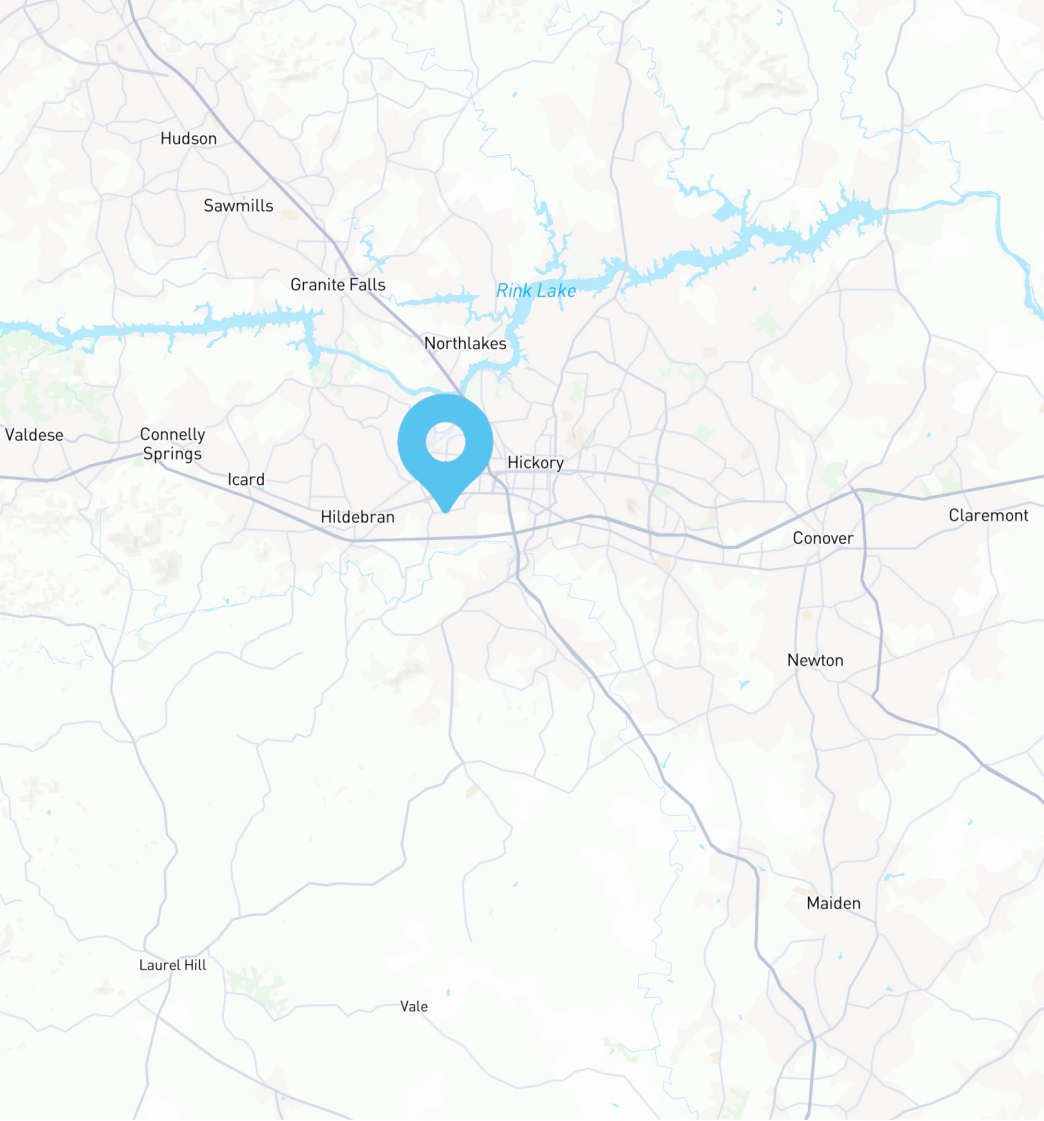
Available for Sale or Lease

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



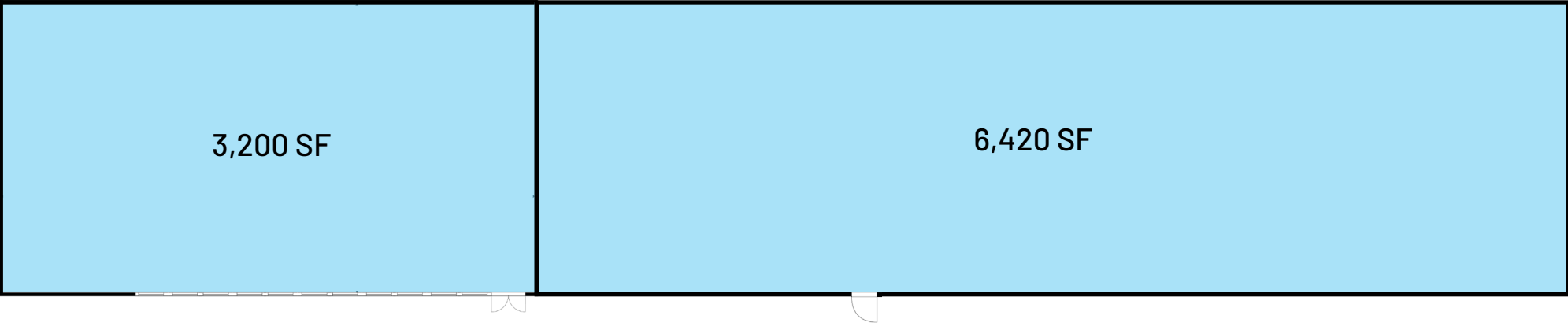
Demographics

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

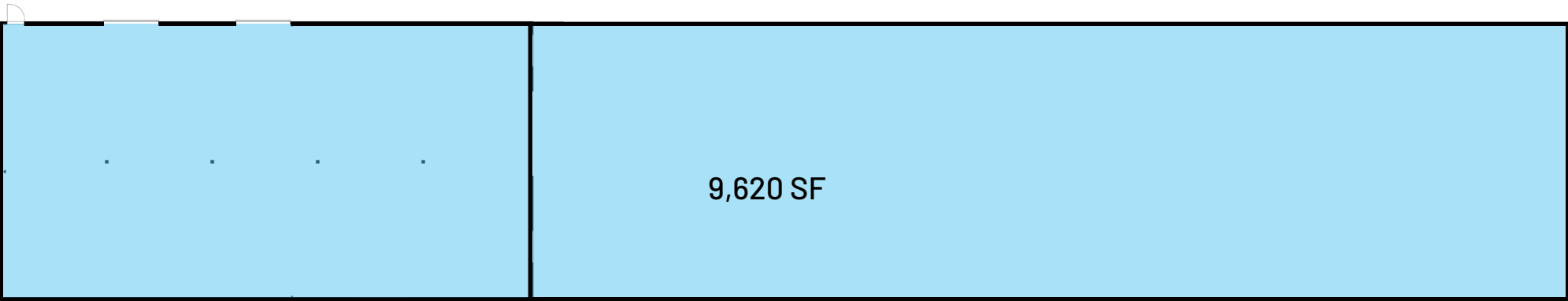
Available Space

+/- 19,240 SF

Main Level



Basement Level



Additional Photos



Hickory

Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.