

Highway 70 Land

1311 HIGHWAY 70 SW, HICKORY, NC 28602



Land

FOR

Sale

SIZE

±1.64 Ac.

PRICE

Call for pricing



Overview

±1.64-acre redevelopment site with direct access to Highway 70 East and easy access to Highway 321

Excellent opportunity for C-store or automotive users

Nearby retailers include Walmart, Target, Lowes Foods, Advanced Auto Parts, and Valley Hills Mall

All tenants are month to month. Do not disturb tenants. Buildings sold AS-IS

City of Hickory Zoned- C-2

Catawba County PID #279212863099 and #279212863071

Highway 70 infill/ redevelopment site in Hickory, NC



Chad Pyke
Broker

(704) 561 5238
cpyke@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Highway 70 Land

1311 HIGHWAY 70 SW, HICKORY, NC 28602

Property Overview

Demographics

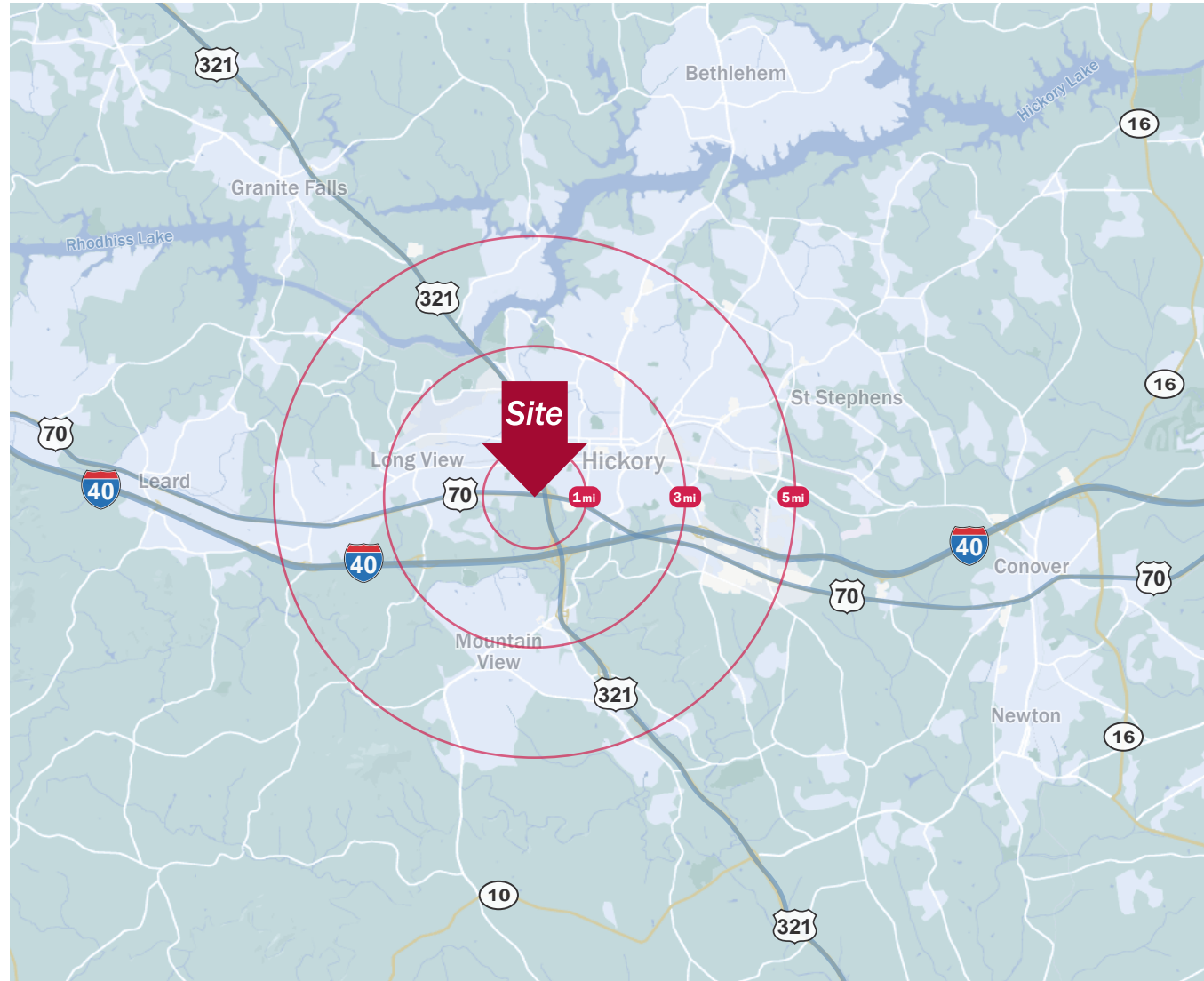
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	4,204	29,631	65,804
Growth Rate	1.10%	0.41%	0.55%
Avg. HH Income	\$41,143	\$57,886	\$61,609

Traffic Count

Source: NCDOT

	AADT
Highway 70	15,000 (2023)
Highway 321	43,000 (2023)



Chad Pyke
Broker

(704) 561 5238
cpyke@mpvre.com

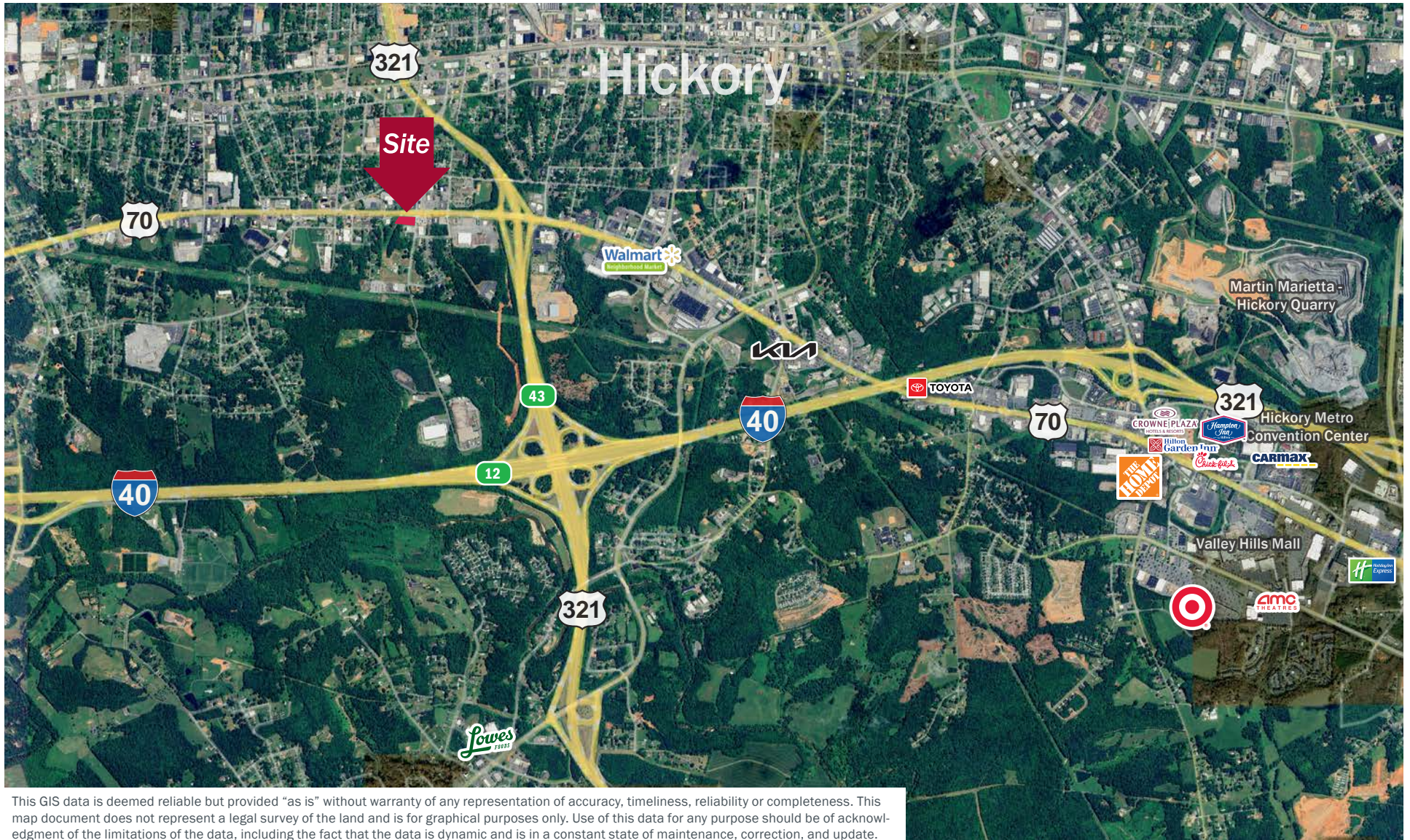
2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Highway 70 Land

1311 HIGHWAY 70 SW, HICKORY, NC 28602

Market Aerial



Chad Pyke
Broker

(704) 561 5238
cpyke@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com



Medical | Industrial | Retail | Land | Investment | Office

contact

Chad Pyke
Broker
(704) 561 5238
cpyke@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com