



Commercial Real Estate
Development
Property Management

Andy Wells
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Springs Road Station – 16th St. NE & Sandy Ridge Road, Hickory, NC



Investment Opportunity

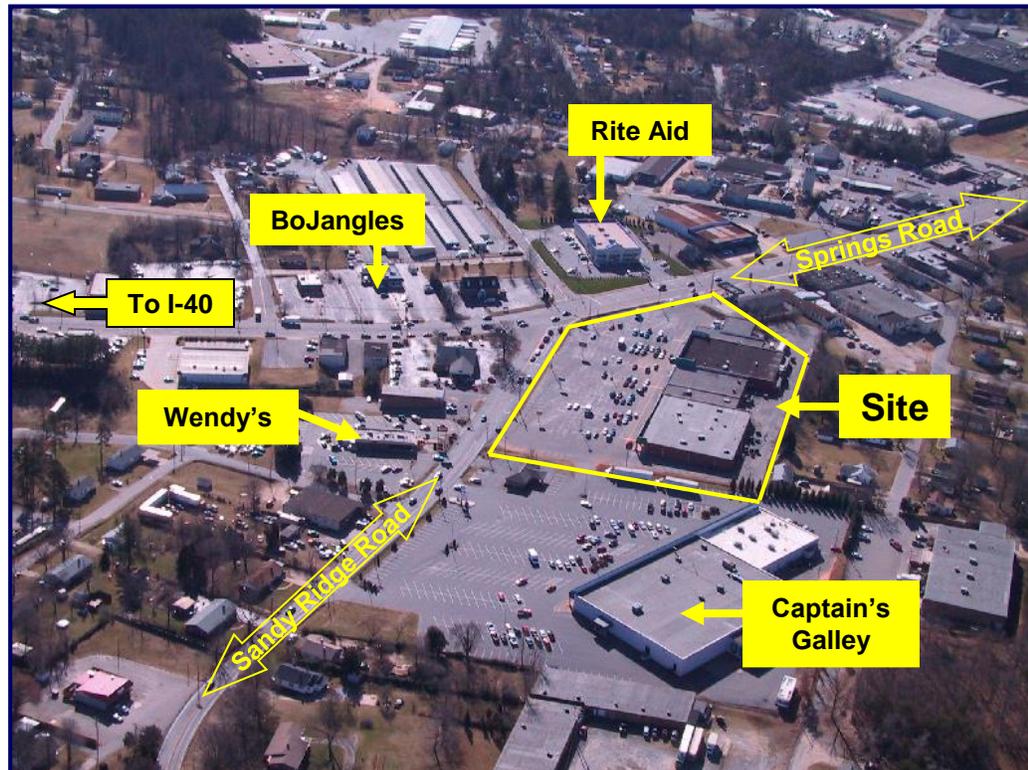
Shopping Center
in Primary
North-South Corridor

\$1,750,000

- 53,895 SF Shopping Center
- 5+ Acres
- 54% Leased
- Exterior renovated in 2005
- Sale includes one out parcel (Lot 3)
- Zoned NC-1, Commercial
- 2015 Springs Rd ADT 26,500 vehicles/day
- 2016 Total Population

<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
5,937	38,887	70,723
- 2016 Average HH Income

<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
\$41,572	\$55,151	\$61,527



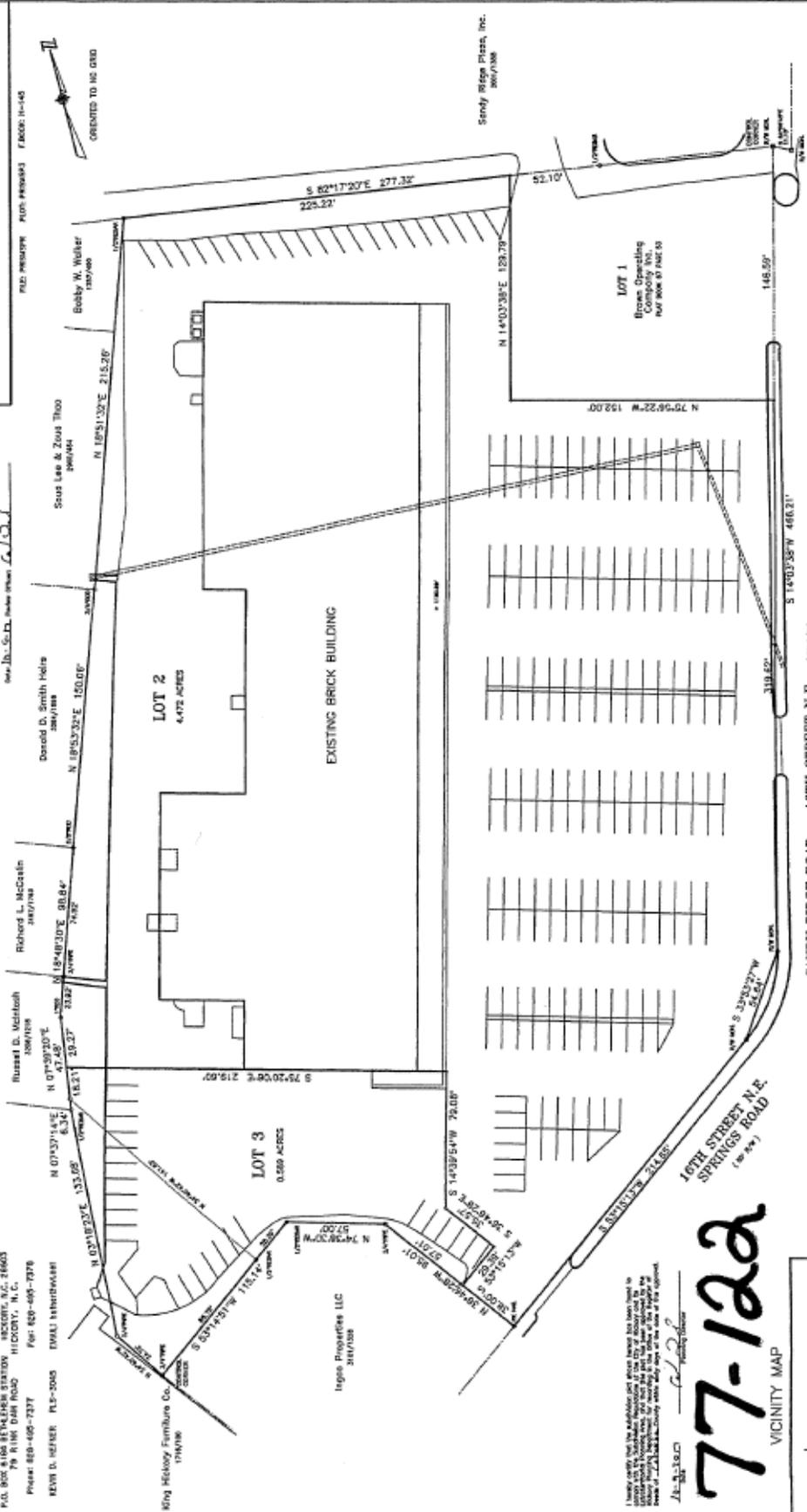
**LOT BOUNDARY ADJUSTMENT FOR:
BROWN OPERATING COMPANY, INC.**
HICKORY TOWNSHIP CATAWBA COUNTY, N.C.

DATE: OCTOBER 02, 2017 SCALE: 1" = 40'
TAX CODE: 84H BLOCK 1 PARCEL 2A
PIN # 3713-15-83-2387
DEED REFERENCE: BOOK 150 PAGE 170
OWNER'S ADDRESS: P.O. BOX 729 HICKORY, N.C. 28603

NOTARY PUBLIC
K. D. HERNER & ASSOCIATES
COUNTY OF CATAWBA
I, Kevin D. Herner, Notary Public for the County of Catawba, North Carolina, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my records on this day of October, 2017.
My term of office expires on 10/02/2020.
Witness my hand and seal at the City of Hickory, North Carolina, this 02 day of October, 2017.
Kevin D. Herner
Notary Public
County of Catawba
I, Kevin D. Herner, being the Notary Public for the County of Catawba, North Carolina, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my records on this day of October, 2017.
My term of office expires on 10/02/2020.
Witness my hand and seal at the City of Hickory, North Carolina, this 02 day of October, 2017.
Kevin D. Herner
Notary Public
County of Catawba

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KEVIN D. HERNER & ASSOCIATES
SURVEYING & MAPPING
P.O. BOX 8168 BETHLEHEM STATION HICKORY, N.C. 28603
79 RIM DAM ROAD HICKORY, N.C.
Phone: 810-499-7337 Fax: 810-499-7376
KEVIN D. HERNER PLS-2005 EMAIL: KHERNER@KDA.COM



77-122
VICINITY MAP

16TH STREET N.E.
SPRINGS ROAD

SANDY RIDGE ROAD 16TH STREET N.E. (R.F.W.)

LEGOS PROPERTIES LLC 2817/158
KING HICKORY FURNITURE CO. 178/158
BROWN OPERATING COMPANY, INC. 2817/158

PROFESSIONAL LAND SURVEYOR
Kevin D. Herner, 2017

FILED Oct 02, 2017 03:45 PM
BOOK 00977
PAGE 0122
REGISTER OF DEEDS
RIST # 17415

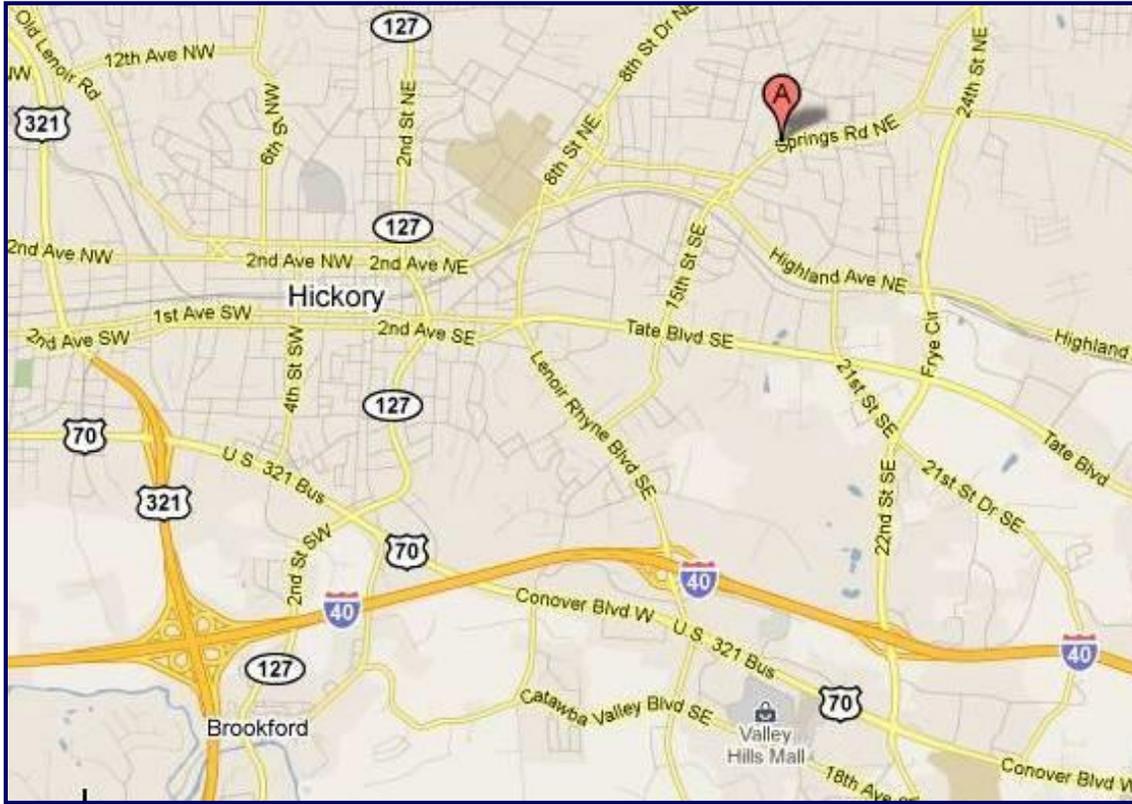
GRAPHIC SCALE - FEET
0 40 80 120

THESE ARE NO CORRECTIONS WITHIN 2000' OF THIS SITE.
PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY,
ENCUMBRANCES, AND INTERESTS OF RECORD.
AREA SHOWN ENCLOSED BY COORDINATE CONTINUATION.
DISTINGUISH STAKE # 10N STAKE SET @ CORNER POINT #

Springs Road Station



Springs Road – Hickory Area Map



 Outparcel available separately



Springs Road Station 1, 3, 5 Mile Ring Map

