



Commercial Real Estate
Development
Property Management

Andy Wells
PO Box 729
Hickory, NC 28603
828 322 7169
awells@teamprism.com
www.teamprism.com

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



Investment Opportunity

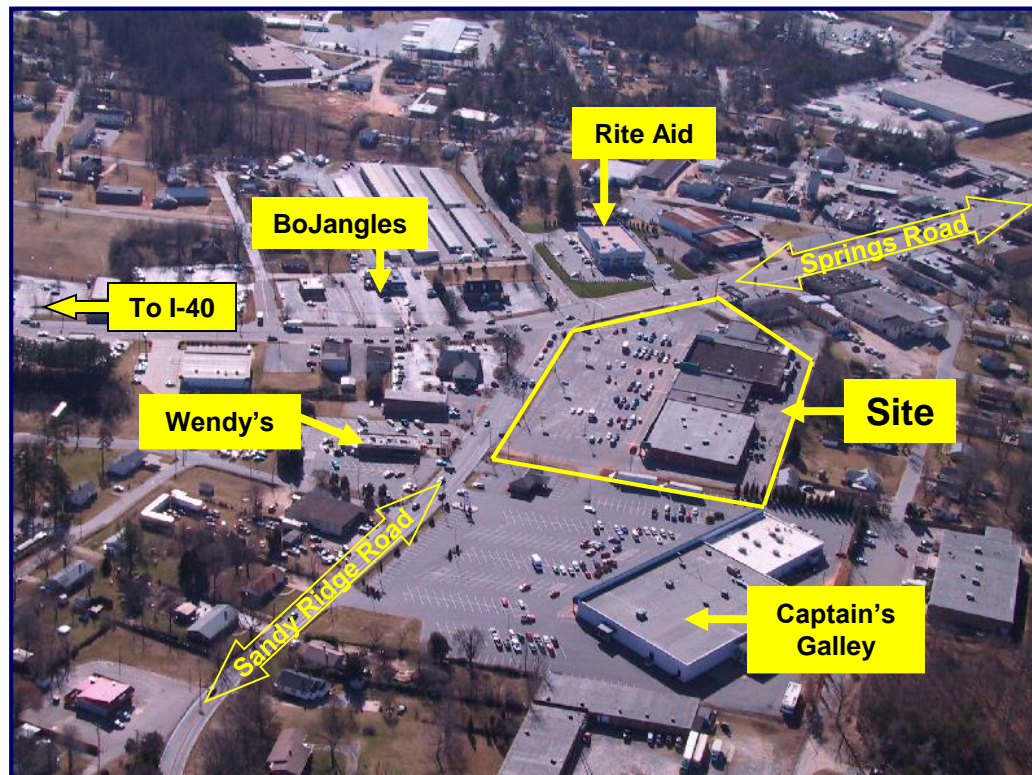
Shopping Center
in Primary
North-South Corridor

\$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

1 Mile	3 Mile	5 Mile
5,937	38,887	70,723
- 2016 Average HH Income

1 Mile	3 Mile	5 Mile
\$41,572	\$55,151	\$61,527



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SEAL
NORTH CAROLINA
2045

Karen D. Wilson 2045

County of Columbia
Cal Dec 14, 1904
State of South Carolina
PUBLIC
34
CALCULATED COMMISSION

Bureau Director CONFIDENTIAL; The Supreme Court
of the United States has been informed
by Mr. J. Edgar Hoover on 10/16/78

KEVIN D. HEFNER & ASSOCIATES
SURVEYING & MAPPING

100%

Russell D. McInerney
2004/12/08

Richard L. McCain
2007/11/08

Donald D. Smith

79 KING DAVE ROAD
HICKORY, N. C.
Phone: 820-605-7377 Fax: 820-605-7378

LOT 2
4.472 ACRES

174th St

174th St

Gravel Area

Gravel Area

Paved Area

King Hickory Furniture Co.
174th St
174th St

LOT 3

RD 63

RD 118

0.90

0.21

0.500 ACRES

75'-50'

225'-22'

82'-17'

S 82°17'

S 75°50'

EXISTING BRICK BUILDING

UNITS

INVESTMENT

INVESTMENT

12/00

[illegible][illegible]

REAR 400'

SITE

FILED Oct 08, 2017 03:46 pm

SANDY RIDGE ROAD 16TH STREET N.B. (W 9/9)

S 14°03'38"N 466.21'

PROPERTY SHOWN DOES NOT LE WITHIN A INTERESTED JURISDICTION.

THE SURVEY DESCRIBES A PARCELS OF LAND THAT LIES WITHIN THE AREA OF A JURISDICTION THAT HAS AN ABANDONED TRAIL.

THERE ARE NO CONTROL MONUMENTS WITHIN 2000' OF THIS SITE.

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, CONTRACTS, EVIDENCE, CONVEYANCES & REMEDIES OF RECORD.

BOOK 00977
PAGE 0122
CATWADA COUNTY NC
DONNA HICKS SPENCER
REGISTER OF DEEDS

SHEET PAGE NO.
TOTAL PAGES IN AC.

APPROVED FOR
TOWN AND PL. AC.

RUBST B 17.415

GRAPHIC SCALE - FEET

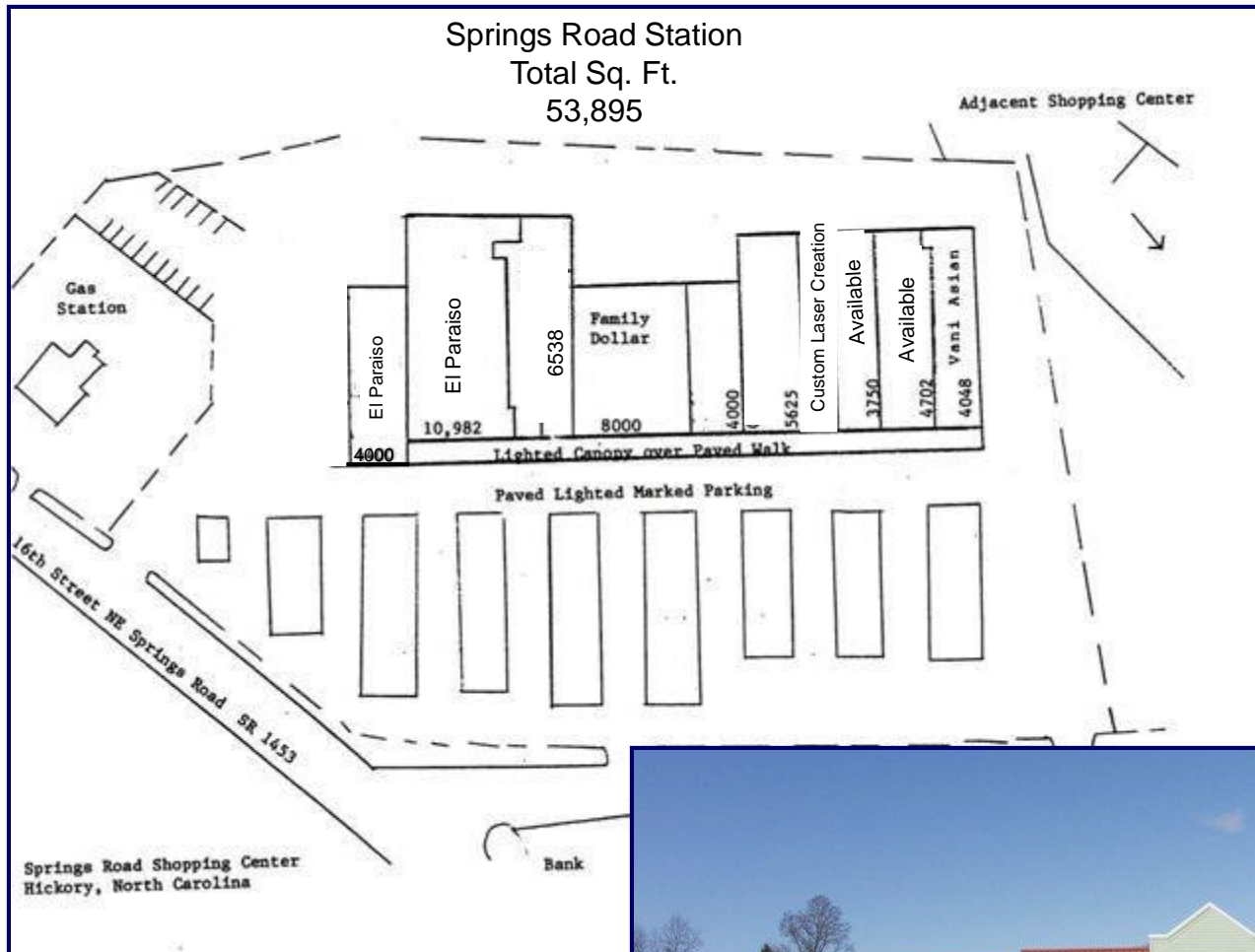
40 0 40 80 120

RESERVED PARCELS OF LANDS.

Robert E. Myler, 2005
PROFESSIONAL LAND SURVEYOR

AFTER SHOWN DIMENSIONS BY COORDINATE COMPUTATIONS,
AFFECTING SAID PROVISIONS.
EXISTING IRON STAKE * IRON STAKE SET & COMPUTED POINT *

Springs Road Station



Springs Road – Hickory Area Map



Outparcel
available
separately



Springs Road Station 1, 3, 5 Mile Ring Map

