

FOR SALE

1130 NE 16th Street

HICKORY, NC 28601



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CITYPLAT
COMMERCIAL REAL ESTATE

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Property Overview

\$1,300,000

Asking Price

17,582

Total SF

Retail

Use

1.47 ac

Parcel Acres

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<u>2023 POPULATION</u>	2,780	20,776	46,246
<u>2023 AVERAGE HOUSE HOLD INCOME</u>	\$54,351	\$55,956	\$58,496

KEY AMENITIES

- **Two Suites:**
 - **Unit A** - 5,500 +/- sq. ft.
 - **Unit B** - 12,125 +/- sq. ft.
- **Upgraded Facilities:** New roof installed in 2020 and a brand-new fence in 2022, ensuring durability and enhanced security.
- **Generous Lot Size:** 1.47+/- acres offering ample room for various business needs.
- **Prime Zoning & Classic Structure:** Zoned C-2 for diverse commercial uses; built in 1976 with a strong, timeless foundation.
- **Expansive Ceiling Height:** 20-foot peak ceiling ideal for large machinery, equipment, or inventory storage.
- **Efficient Loading Access:** Features three roll-up doors, including a drive-in pit, for smooth loading and unloading operations.







LOCKMAN'S BODY SHOP

RAC

1130B
WASKE
R-10 05-9
Main
Office





LUCKYMAN'S BODY SHOP

COLONY EYE CENTER

TRD 4x4

LS-ABC
KFP-2088

JMJ
EIGHTH

Tenant Profile

TENANT

Rent-A-Center

INDUSTRY

Rent-to-Own Retail

DESCRIPTION

Rent-A-Center offers a wide range of household items for rent, including furniture, electronics, and appliances. Known for flexible payment options and no-credit-required policies, Rent-A-Center caters to customers seeking convenient and affordable solutions for furnishing their homes.

OCCUPANCY

Current tenant at 1130 NE 16TH Street, occupying 5,500 square feet in Unit A.

ESTABLISHED PRESENCE

With a robust national footprint, Rent-A-Center is a recognized leader in the rent-to-own market, providing valuable services and enhancing the retail environment of the property.

LEASE ABSTRACT

EXPIRATION

February 28, 2030

CURRENT RENT

\$33,000/ Year

RENT ESCALATOR

March 1, 2025

\$36,300/ Year



16TH ST NE (Spring)



Metal Sign

AVAILABLE

12,125 SQFT

Metal Shed

Concrete Ramp

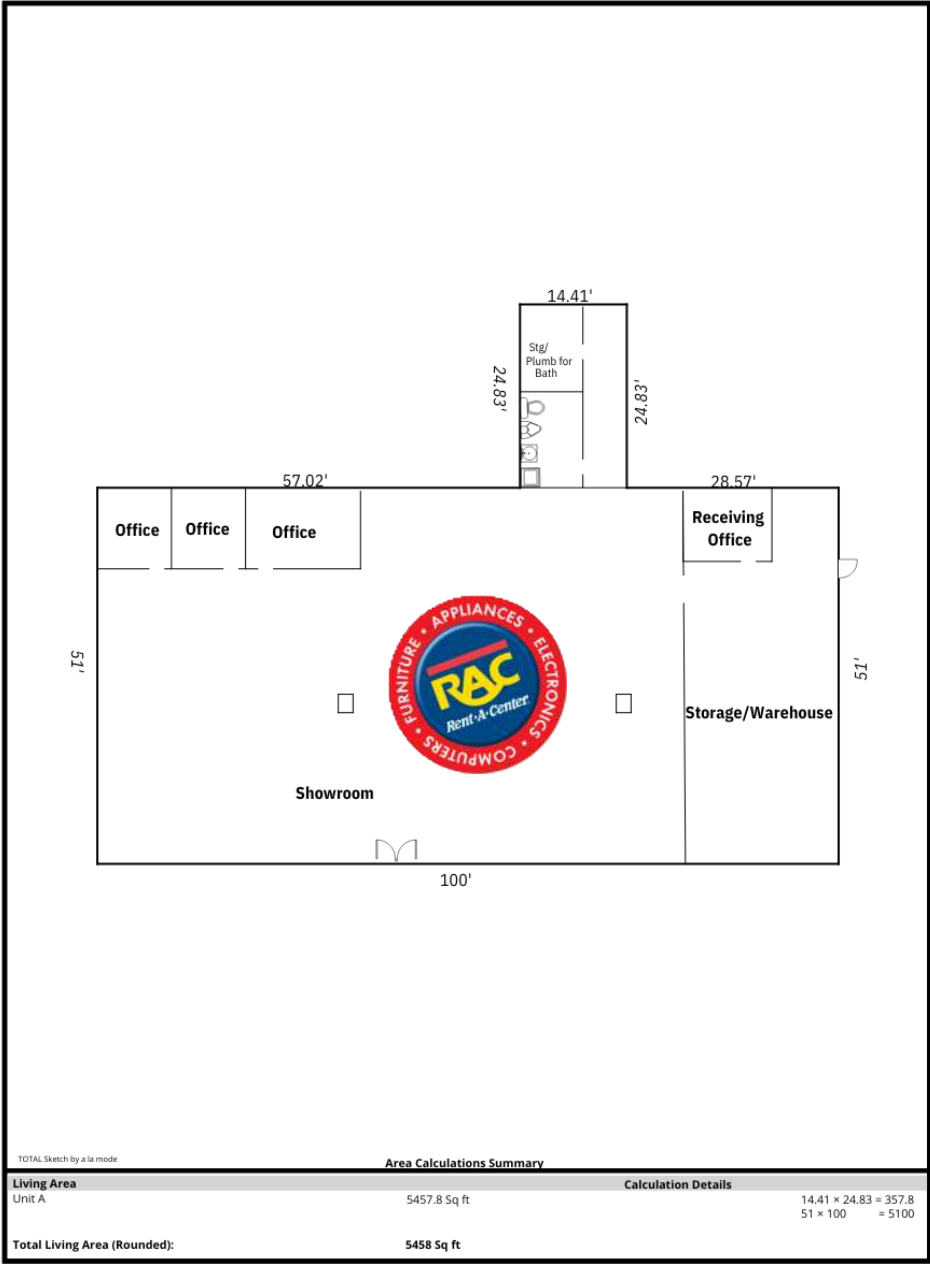
Metal Canopy

Gate

Gate

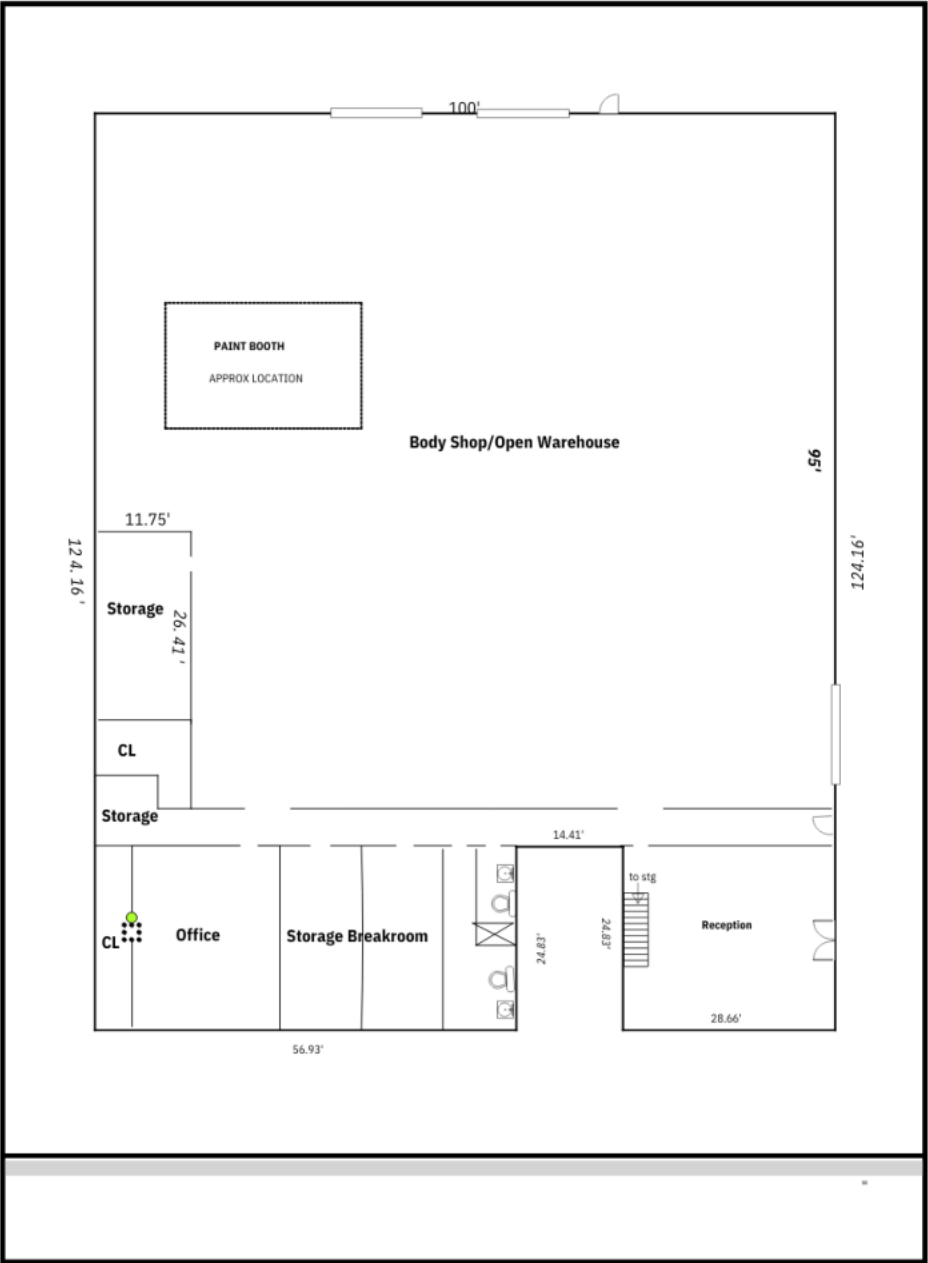
11TH AVE NE

Suite A - Leased



5,457 SQFT

Suite B - Available



12,125 SQFT



16th Street NE (300 ft CPD)

Captain's Galley Seafood

17 BODY BOOT CAMP

FAMILY DOLLAR

TRINITY VILLAGE

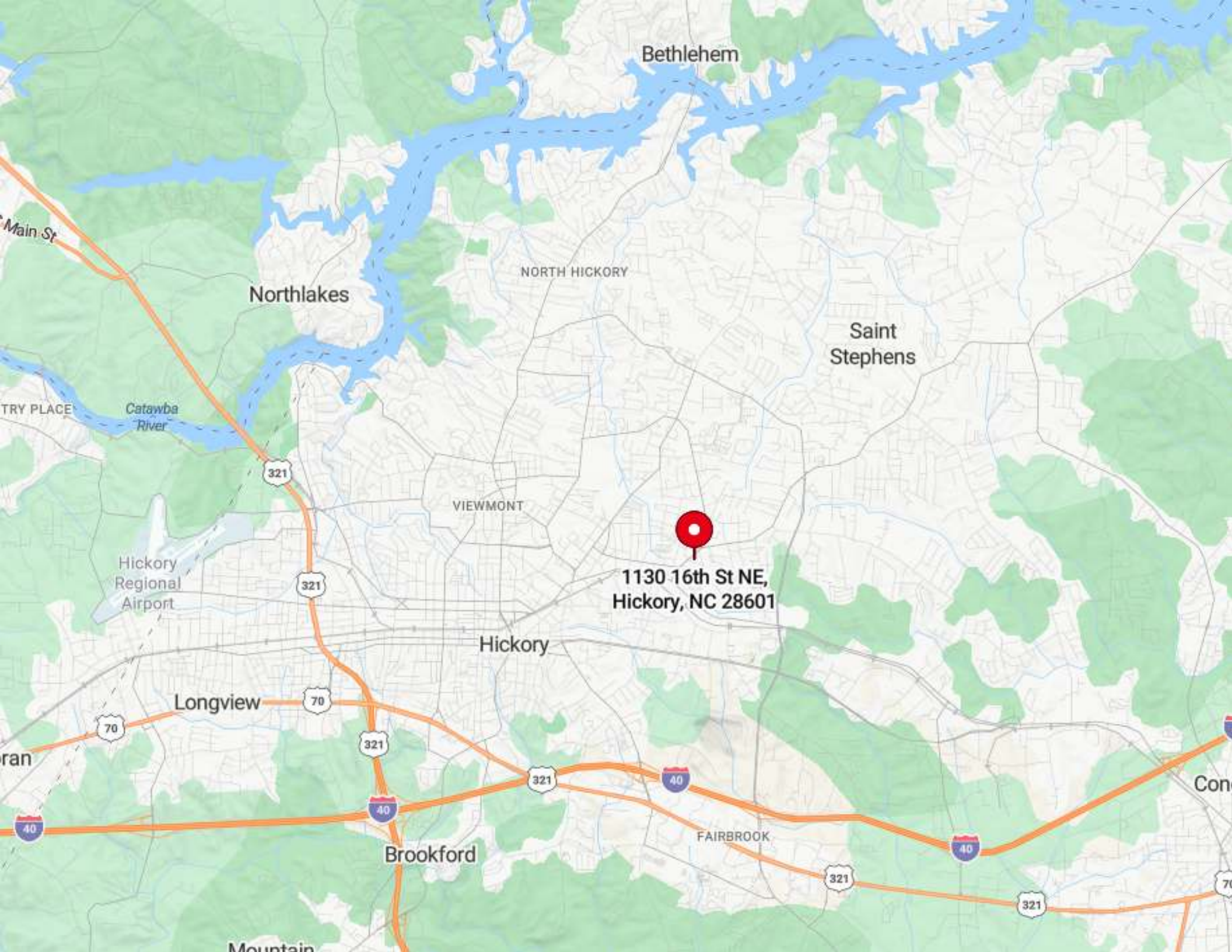
AutoZone

Bojangles

Springs Road (30,500 ft CPD)

ExtraSpace Storage

Geppert's



Bethlehem

Northlakes

NORTH HICKORY

Saint
Stephens

VIEWMONT

1130 16th St NE,
Hickory, NC 28601

Hickory

Longview

Brookford

FAIRBROOK

Mountain

Parcel Map



Market Overview - Hickory, NC



Hickory, North Carolina, is a city located in Catawba County. It is known for its manufacturing history and is often referred to as the "Furniture Capital of the World."

In terms of the local economy, Hickory has a diverse range of industries, including furniture manufacturing, textiles, automotive, and healthcare. The city has a strong manufacturing sector, with several major furniture companies headquartered in the area.

The real estate market in Hickory has also been experiencing growth, with a mix of residential, commercial, and industrial properties available. The city has a variety of housing options, ranging from affordable single-family homes to upscale neighborhoods.

In terms of education, Hickory is home to several schools, including public, private, and charter options. The city also has a strong healthcare system, with multiple hospitals and medical facilities serving the community.

Hickory offers a range of recreational activities for residents and visitors alike. The city has numerous parks, trails, and outdoor spaces for hiking, biking, and enjoying nature. There are also several cultural and entertainment venues, including museums, theaters, and music events.

Overall, Hickory, NC, presents a vibrant and growing market with a strong manufacturing base, affordable cost of living, and a variety of amenities and recreational opportunities.

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