

# VALLEY HILLS MALL

1960 US Highway 70 SE, Hickory, NC 28602

## PROPERTY

| Demographics     | 1 mile   | 3 miles  | 5 miles  |
|------------------|----------|----------|----------|
| Population       | 1,744    | 17,986   | 69,677   |
| Avg. HH Income   | \$78,379 | \$68,721 | \$80,967 |
| Total Households | 817      | 7,250    | 29,020   |

## NOTES

- GLA: 931,509 SF
- Availabilities: Anchor, In-Line, Outparcel
- Traffic Count: US-70 70,000 VPD

## HIGHLIGHTS

- Located approximately 50 miles from downtown Charlotte, the Mall is strategically situated adjacent to the heavily travelled US-70 with an active retail corridor
- Only true enclosed mall within a 50-mile radius, servicing a tradearea population in excess of 540,000
- Well situated with excellent visibility and access from two of the most traveled roads in North Carolina

## ANCHORS

- Belk, Dillard's, JCPenney, H&M & Shoe Dept. Encore



**MASON**  
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## SITE PLAN



\*NOT OWNED

LEASED AVAILABLE



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**1960 US Highway 70 SE, Hickory, NC 28602**

**AVAILABLE \***  
**177,869 SF**

**DILLARD'S\***  
**160,000 SF**

**JC PENNEY \***  
**109,260 SF**

**BELK\***  
**164,387 SF**

Other labels on the plan include: ELEC ROOM, CORRIDOR, 0003, 3,533 SF, 3,321 SF, 2,391 SF, STORAGE, 5,870 SF HOLLISTER, 5,324 SF MAURICES, 5,330 SF PEPSI COMMUNITY, 2,870 SF, 5,984 SF, 2,355 SF, STORAGE, 198, 1000, MALL ENTRANCE, EMERGENCY STAIRWAY, ELEC ROOM, 14'-0", 12'-0", 10'-0", 8'-0", 6'-0", 4'-0", 3'-0", 2'-0", 1'-0", 0'-0", 11'-0", 12'-0", 13'-0", 14'-0", 15'-0", 16'-0", 17'-0", 18'-0", 19'-0", 20'-0", 21'-0", 22'-0", 23'-0", 24'-0", 25'-0", 26'-0", 27'-0", 28'-0", 29'-0", 30'-0", 31'-0", 32'-0", 33'-0", 34'-0", 35'-0", 36'-0", 37'-0", 38'-0", 39'-0", 40'-0", 41'-0", 42'-0", 43'-0", 44'-0", 45'-0", 46'-0", 47'-0", 48'-0", 49'-0", 50'-0", 51'-0", 52'-0", 53'-0", 54'-0", 55'-0", 56'-0", 57'-0", 58'-0", 59'-0", 60'-0", 61'-0", 62'-0", 63'-0", 64'-0", 65'-0", 66'-0", 67'-0", 68'-0", 69'-0", 70'-0", 71'-0", 72'-0", 73'-0", 74'-0", 75'-0", 76'-0", 77'-0", 78'-0", 79'-0", 80'-0", 81'-0", 82'-0", 83'-0", 84'-0", 85'-0", 86'-0", 87'-0", 88'-0", 89'-0", 90'-0", 91'-0", 92'-0", 93'-0", 94'-0", 95'-0", 96'-0", 97'-0", 98'-0", 99'-0", 100'-0", 101'-0", 102'-0", 103'-0", 104'-0", 105'-0", 106'-0", 107'-0", 108'-0", 109'-0", 110'-0", 111'-0", 112'-0", 113'-0", 114'-0", 115'-0", 116'-0", 117'-0", 118'-0", 119'-0", 120'-0", 121'-0", 122'-0", 123'-0", 124'-0", 125'-0", 126'-0", 127'-0", 128'-0", 129'-0", 130'-0", 131'-0", 132'-0", 133'-0", 134'-0", 135'-0", 136'-0", 137'-0", 138'-0", 139'-0", 140'-0", 141'-0", 142'-0", 143'-0", 144'-0", 145'-0", 146'-0", 147'-0", 148'-0", 149'-0", 150'-0", 151'-0", 152'-0", 153'-0", 154'-0", 155'-0", 156'-0", 157'-0", 158'-0", 159'-0", 160'-0", 161'-0", 162'-0", 163'-0", 164'-0", 165'-0", 166'-0", 167'-0", 168'-0", 169'-0", 170'-0", 171'-0", 172'-0", 173'-0", 174'-0", 175'-0", 176'-0", 177'-0", 178'-0", 179'-0", 180'-0", 181'-0", 182'-0", 183'-0", 184'-0", 185'-0", 186'-0", 187'-0", 188'-0", 189'-0", 190'-0", 191'-0", 192'-0", 193'-0", 194'-0", 195'-0", 196'-0", 197'-0", 198'-0", 199'-0", 200'-0".

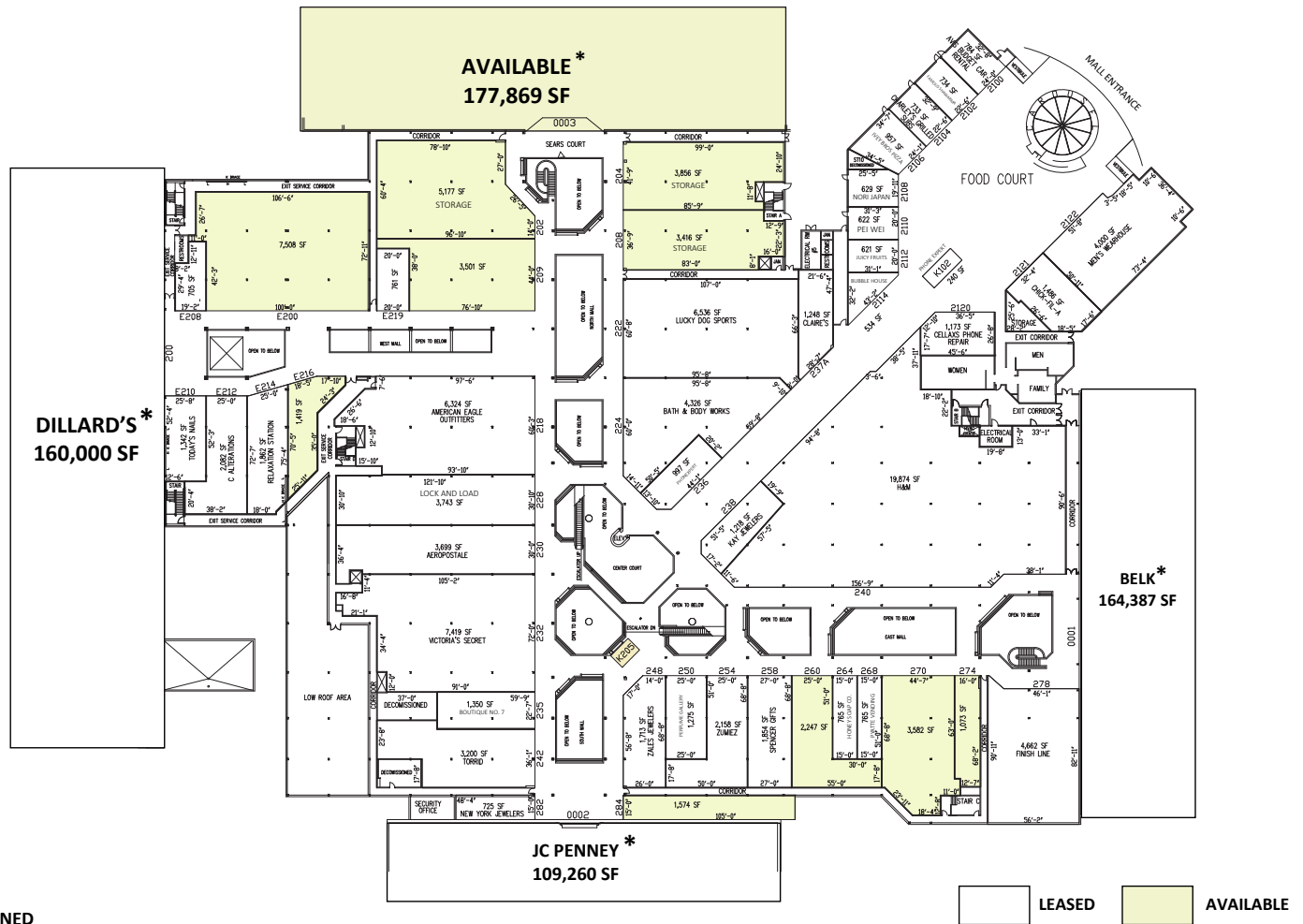
 **LEASED**  **AVAILABLE**



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## LEASE PLAN SECOND FLOOR



\*NOT OWNED



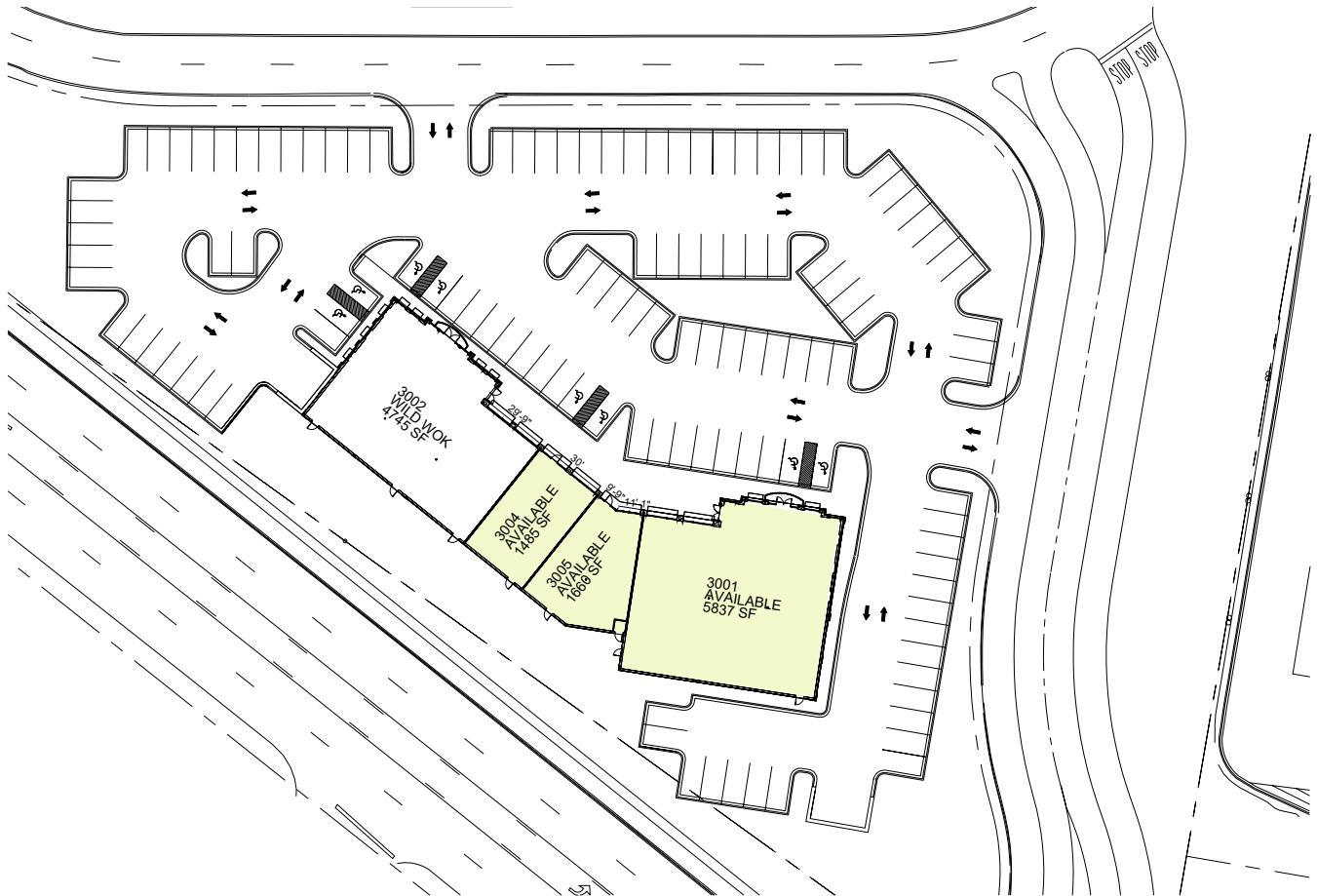
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# VALLEY HILLS MALL

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## LEASE PLAN STRIP CENTER



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## RETAILER MAP



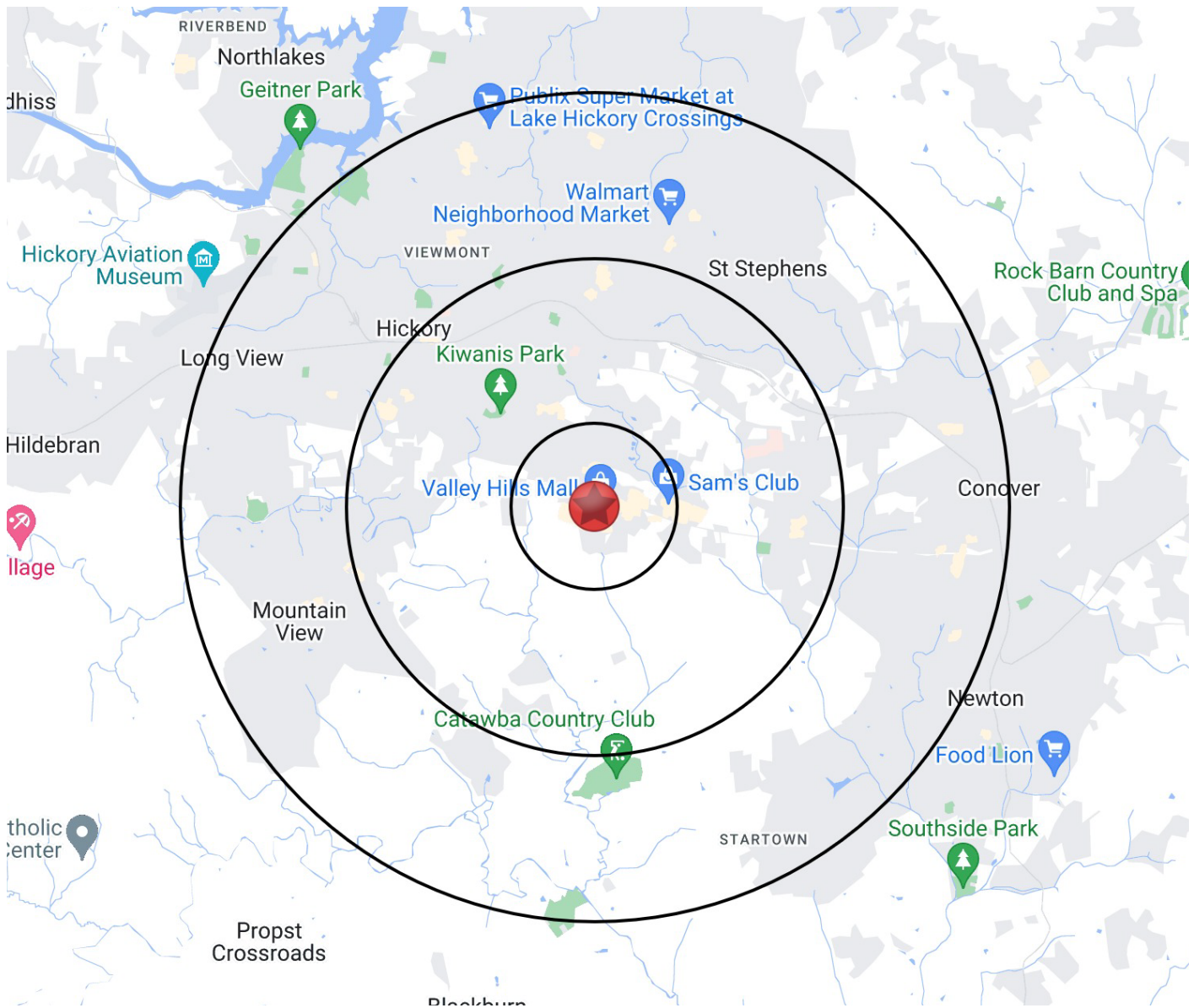
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## RADIUS MAP



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