

VALLEY HILLS MALL

1960 US Highway 70 SE, Hickory, NC 28602

PROPERTY

HIGHLIGHTS

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

- 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

NOTES

NOTABLE TENANTS

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

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



MASON
ASSET MANAGEMENT

T: 516 371.5858
E: leasing@masonam.com
150 Great Neck Road Suite 402
Great Neck, NY, 11021
www.masonam.com

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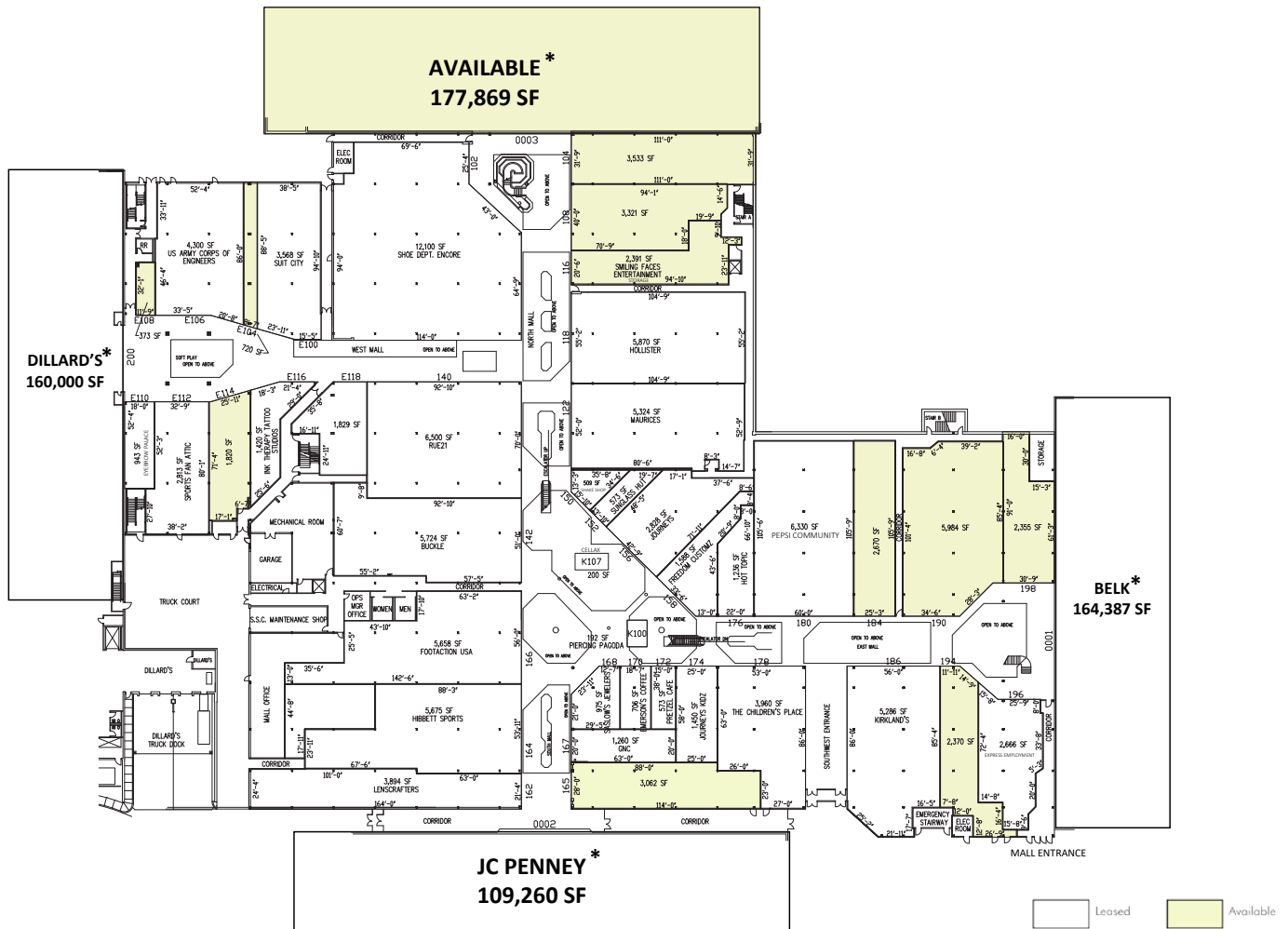
SITE PLAN



VALLEY HILLS MALL

1960 US Highway 70 SE, Hickory, NC 28602

LEASE PLAN FIRST FLOOR



*NOT OWNED



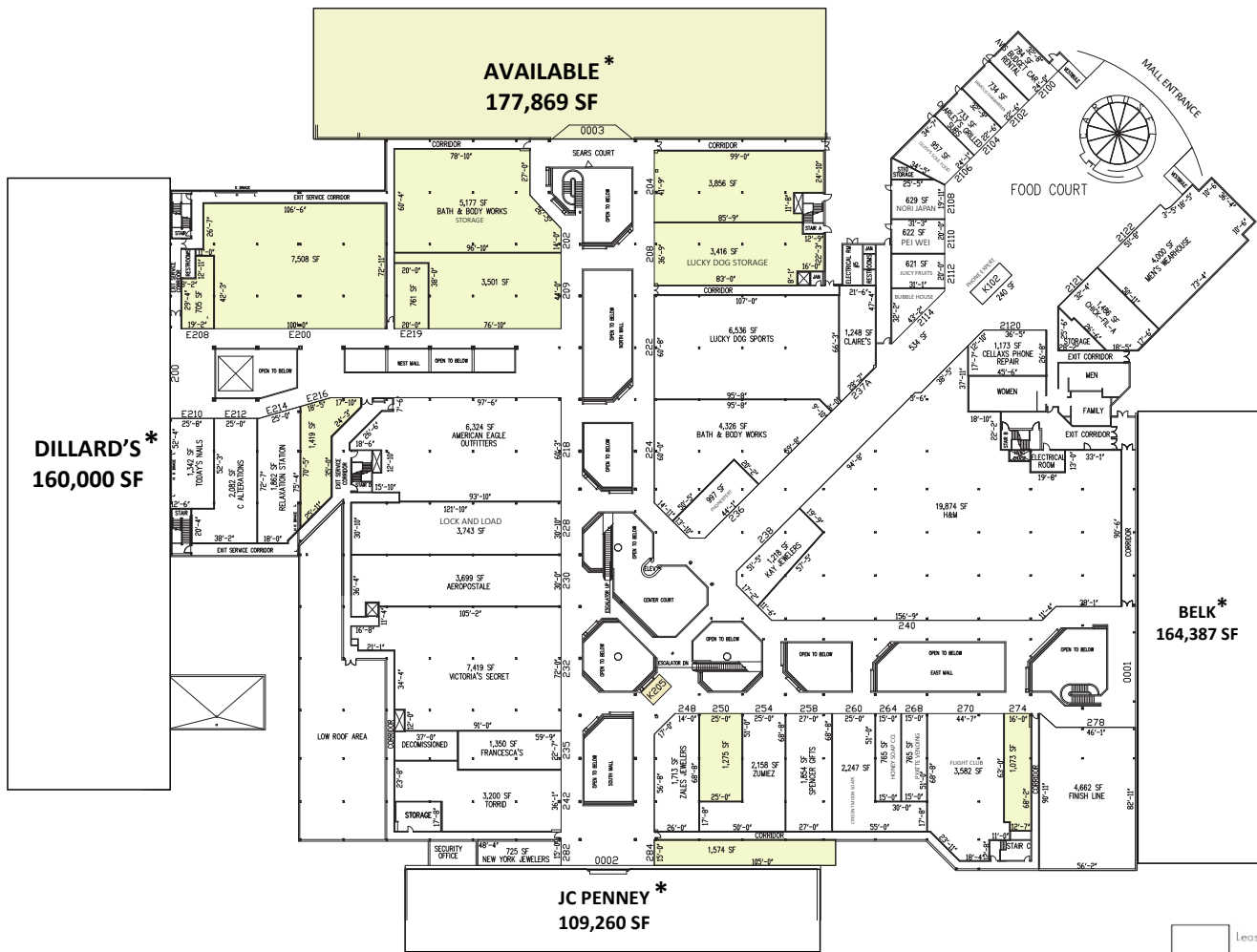
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LEASE PLAN SECOND FLOOR



*NOT OWNED



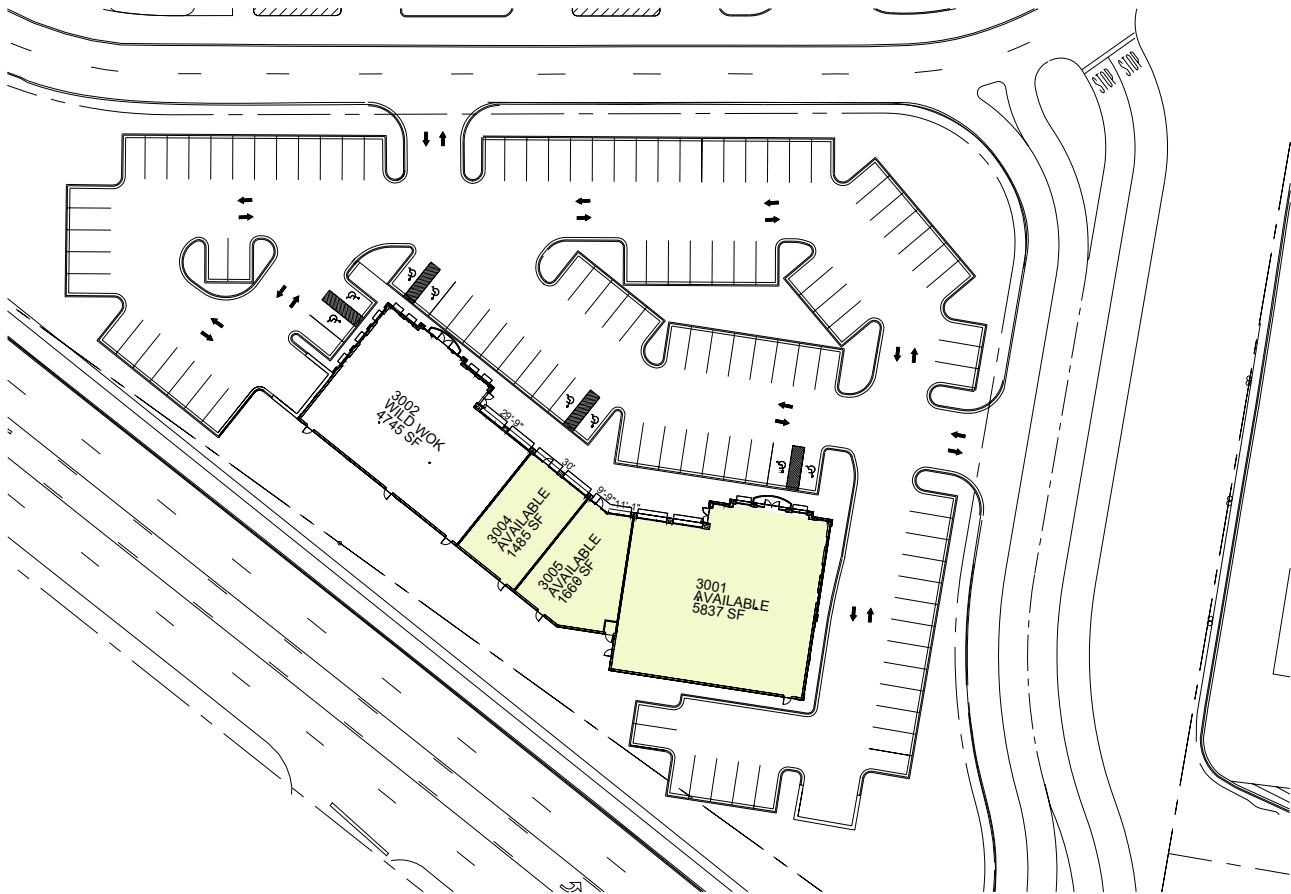
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VALLEY HILLS MALL

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LEASE PLAN STRIP CENTER



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Leased Available



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RETAILER MAP



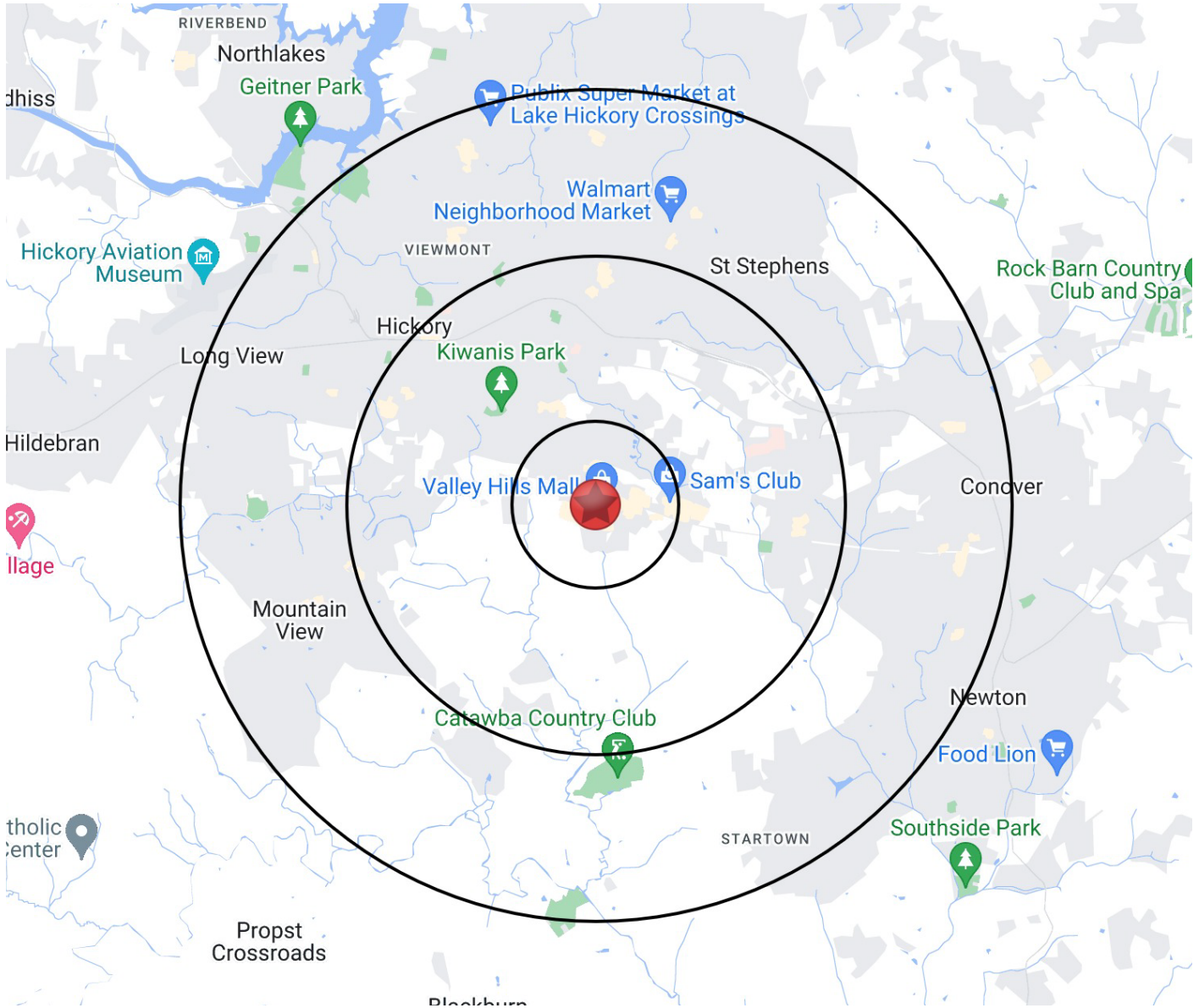
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RADIUS MAP



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