

# 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

## 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

## NOTES

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

## ANCHORS

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



**MASON**  
ASSET MANAGEMENT

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## SITE PLAN



\*NOT OWNED

LEASED AVAILABLE



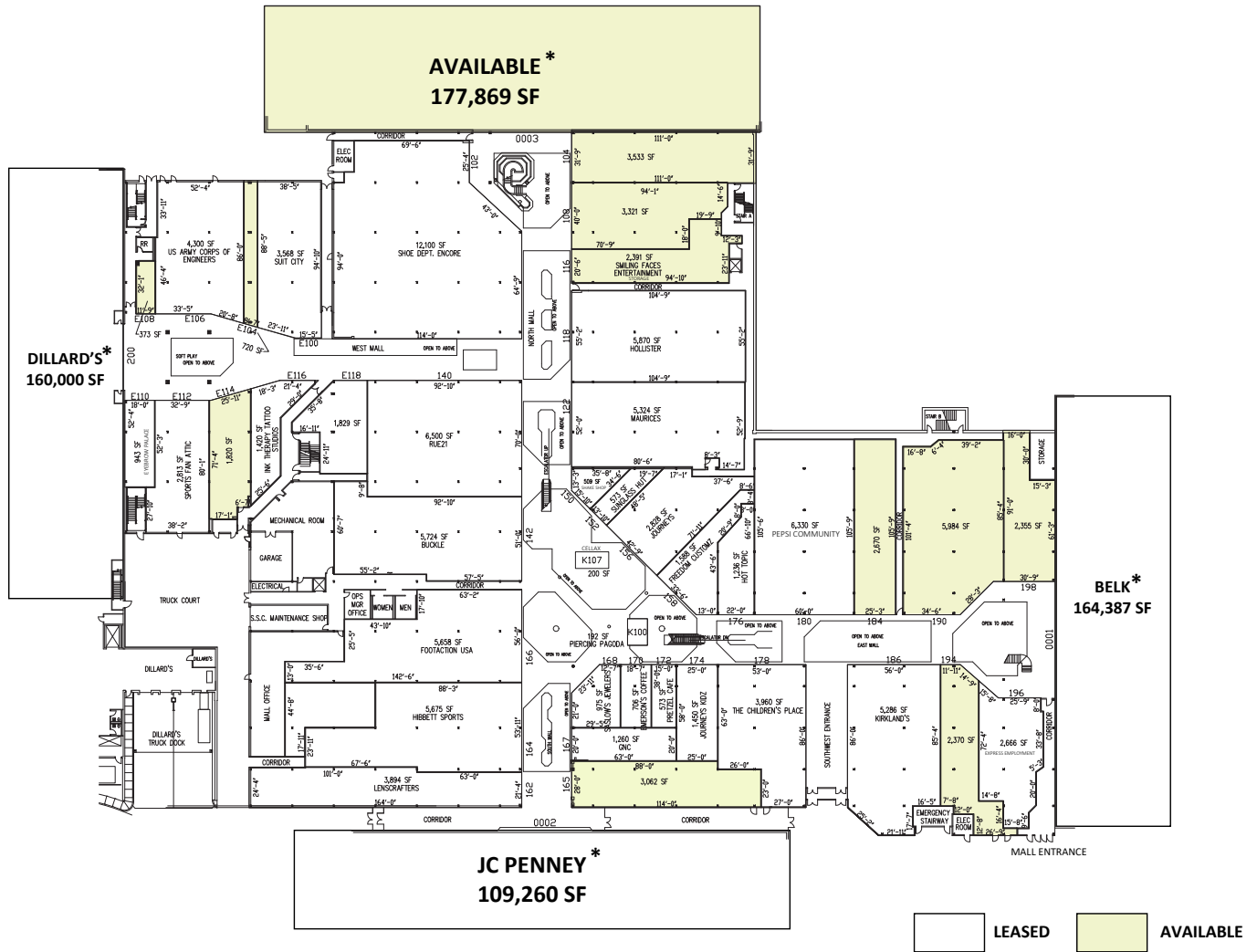
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# VALLEY HILLS MALL

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## LEASE PLAN FIRST FLOOR



\*NOT OWNED



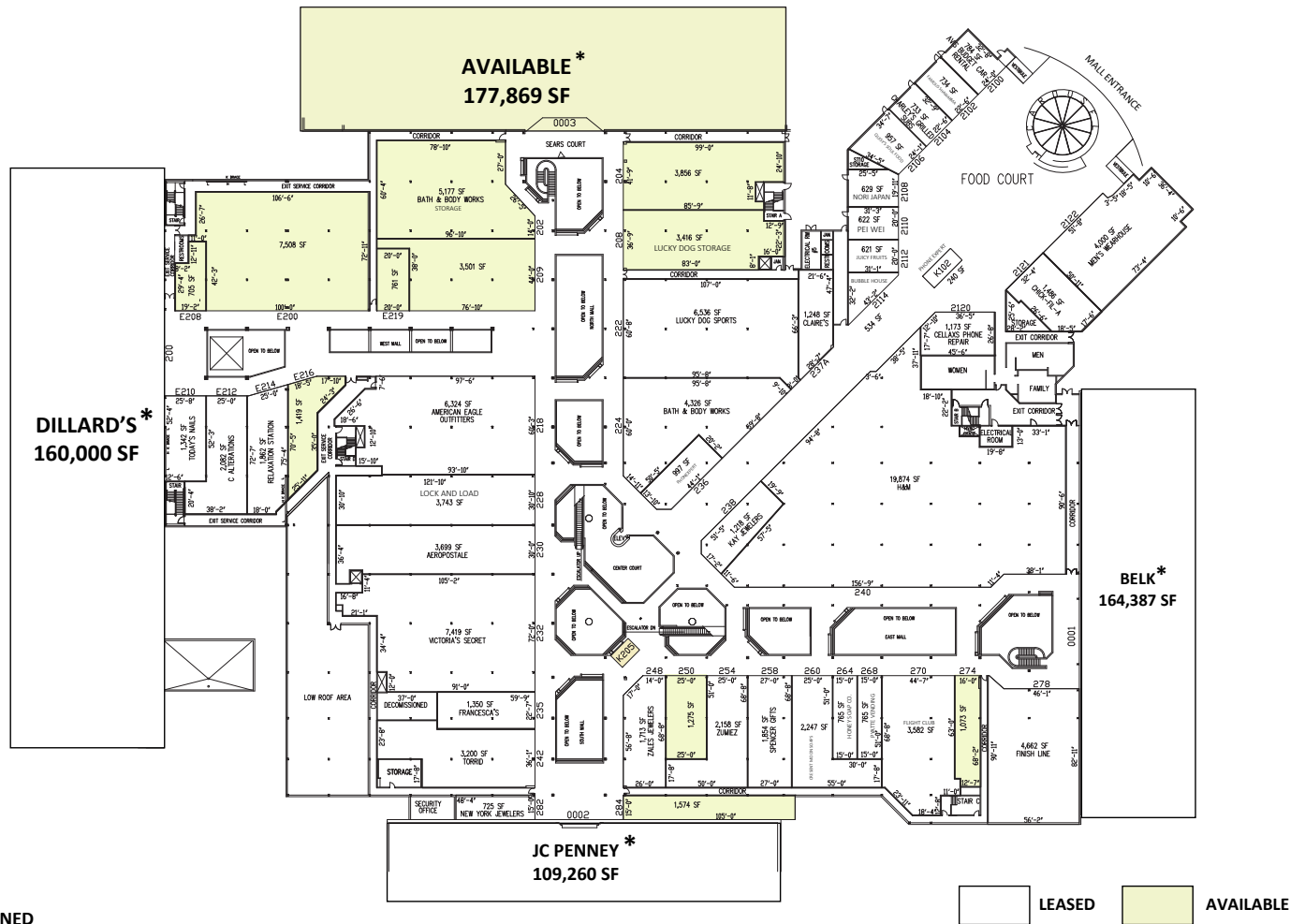
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## LEASE PLAN SECOND FLOOR



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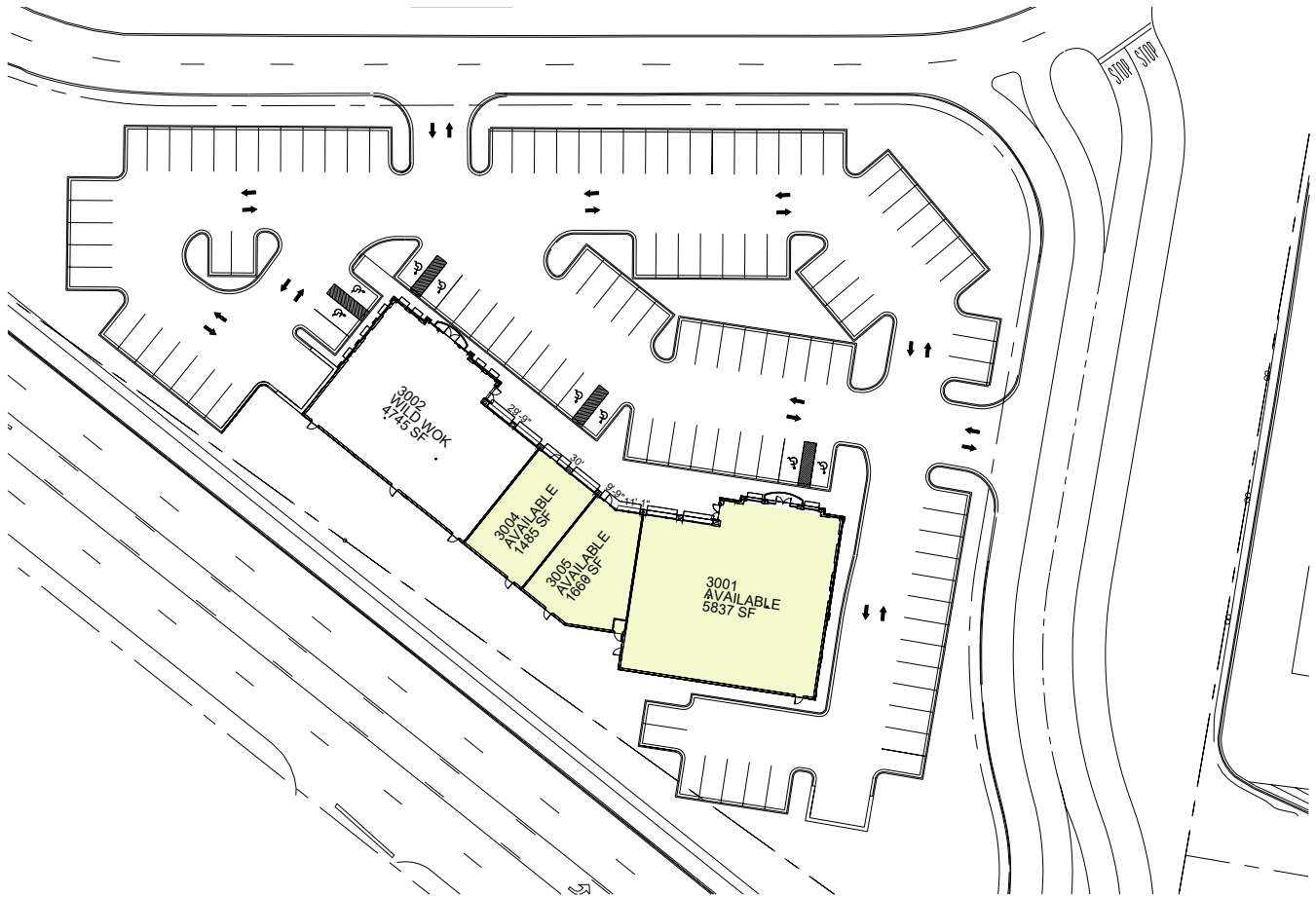
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# VALLEY HILLS MALL

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## LEASE PLAN STRIP CENTER



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LEASED AVAILABLE



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# VALLEY HILLS MALL

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## RETAILER MAP



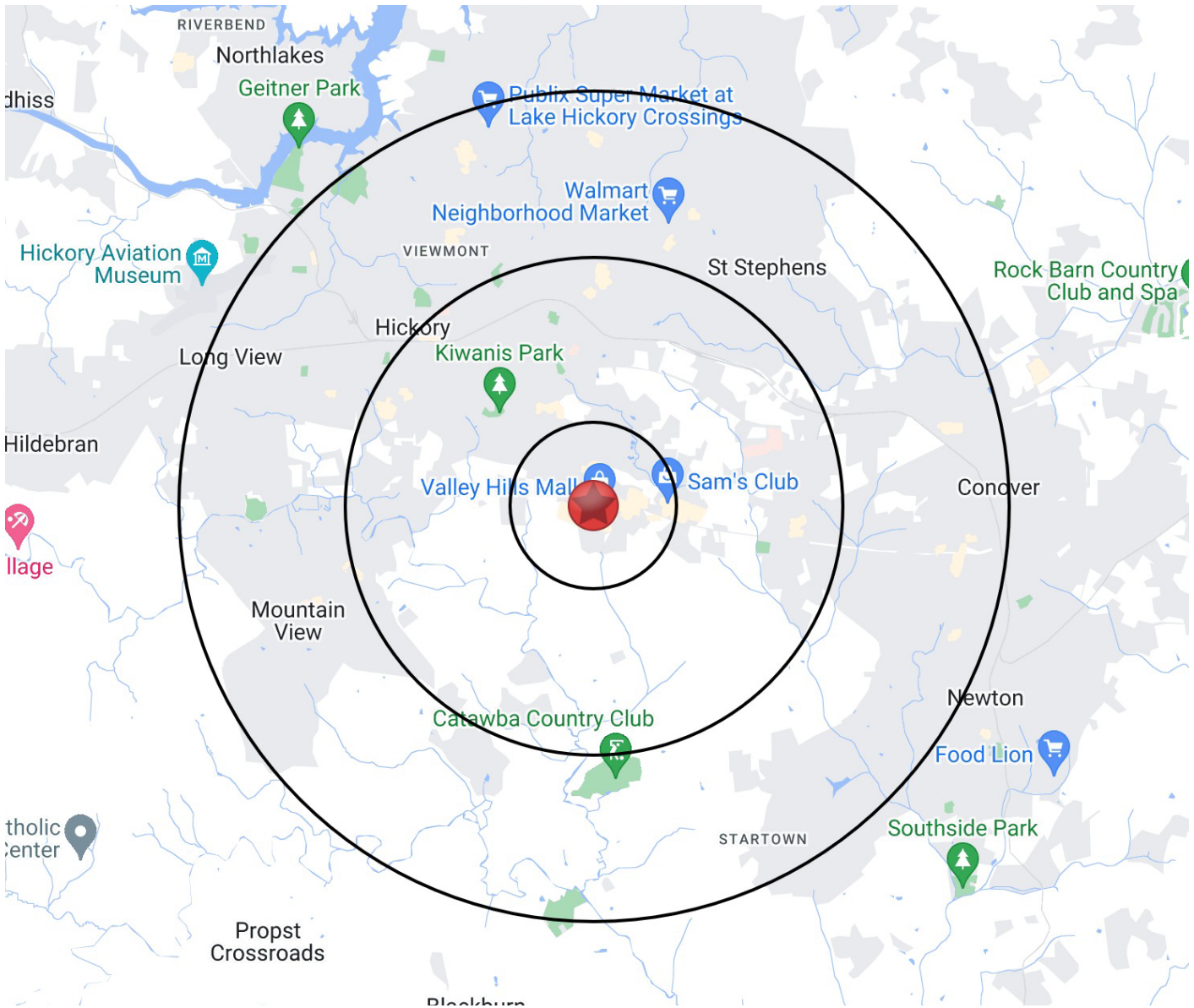
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## RADIUS MAP



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