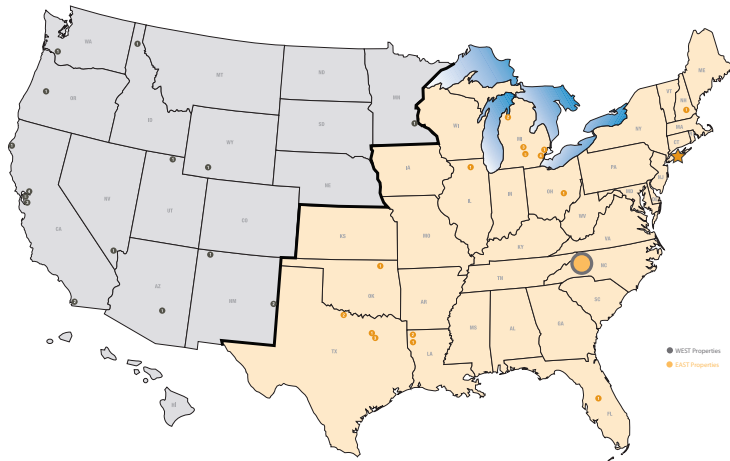


VALLEY HILLS MALL

1960 HIGHWAY 70 SE, #244
HICKORY, NC 28602

VALLEY HILLS MALL is a two-level, enclosed, regional mall in Hickory, North Carolina. It is the only enclosed mall in a 40-mile radius and is situated directly off I-40. The mall offers major national brands such as Aerie, Aéropostale, American Eagle Outfitters, Bath & Body Works, Charlotte Russe, Hollister, Hot Topic, Justice, Gymboree, PacSun, The Children's Place, Victoria's Secret and Zales. The primary trade area spans six counties with a rapidly growing population and above average household incomes.



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Valley Hills Mall

HICKORY, NORTH CAROLINA

Serving a primary trade area that spans six counties with a rapidly growing population, above average household incomes and a large number of families with children under 18.

ROUSEPROPERTIES

VALLEY HILLS MALL

HIGH TRAFFIC LOCATION | FAMILY MARKET | RAPID GROWTH

A DESTINATION CENTER MEETING THE NEEDS OF LOCAL FAMILIES.

5 COMPELLING REASONS TO LOCATE HERE

Destination Center

- Valley Hills Mall is the only enclosed regional shopping center in a 40-mile radius.
- The center benefits from great peripheral retail surrounding the property and immediate zones in Hickory.

Expansive Trade Area

- The trade area spans six counties with a population of 400,000.
- Families are in the majority with over half having children under the age of 18.

Enhanced Experience

- Family-friendly amenities such as the antique carousel, children's play area, family restrooms, nursing lounge and soft seating areas make Valley Hills Mall an enticing destination for families.

Strong Junior Category

- Major national retailers such as Aerie, Aéropostale, American Eagle, Bath & Body Works, Buckle, Charlotte Russe, Hollister, Hot Topic, Gymboree, Justice, PacSun, The Children's Place and Victoria's Secret benefit from the 20,000+ high school and college age shoppers in immediate trade area.

Major Employers

- Hickory is the furniture capital of the world, producing 60% of the US furniture and the nation's leading manufacturer of fiber optics.
- Nearly one million travelers visit the area each year for furniture markets and events, contributing over \$265 million to the local economy.

TRADE AREA PROFILE



2010 Population 398,926
2015 Projected 413,355



2010 Households 155,345
2015 Projected 160,910



2010 Average HHI \$51,319
2015 Projected \$53,090



2010 Median Age 39.4

MALL INFORMATION

Market Hickory, NC

Description Two-level, enclosed, regional

Anchors Belk, Dillard's, jcpenney, Sears

Total Retail Square Footage 862,703

Parking Spaces 3,877

Opened 1978

Expanded 1989, 1999-2001

Renovated 1996, 1999-2001

Peripheral Land Use Financial, restaurants, retail, strip centers

20-MILE RADIUS

2010 Population 363,314
2015 Projected 380,208

2010 Households 141,876
2015 Projected 148,518

2010 Median Age 39.1

2010 Average HHI \$52,771
2015 Projected \$54,823

Daytime Employment

3-mile Radius 35,759
5-mile Radius 68,412

Source: Claritas, Inc.

Cross Streets: Hwy. 70 and Catawba Valley Blvd.

AERIAL VIEW



VALLEY HILLS MALL

