

RETAIL SPACE | HICKORY, NC

327 HWY 70 SW HICKORY, NC 28602



SPECIFICATIONS

Price: \$1,200 per month

SF: 1,800 +/-

Zoning: C-3

Year Built: 2010

Retail/office shell available beside busy convenient store/gas station. Close to I-40, Hwy. 321, and Downtown Hickory. Lease rate is discounted to allow the tenant to upfit the space as they wish. Tenant will need to complete electrical, plumbing, HVAC (5-ton unit in place), etc. Tenant pays utilities and a portion of property taxes for the building.



COMMERCIAL  FIRST

Commercial Real Estate | Site Selection

Jenny Eckard

828.320.8989

jenny@commercialfirst.net

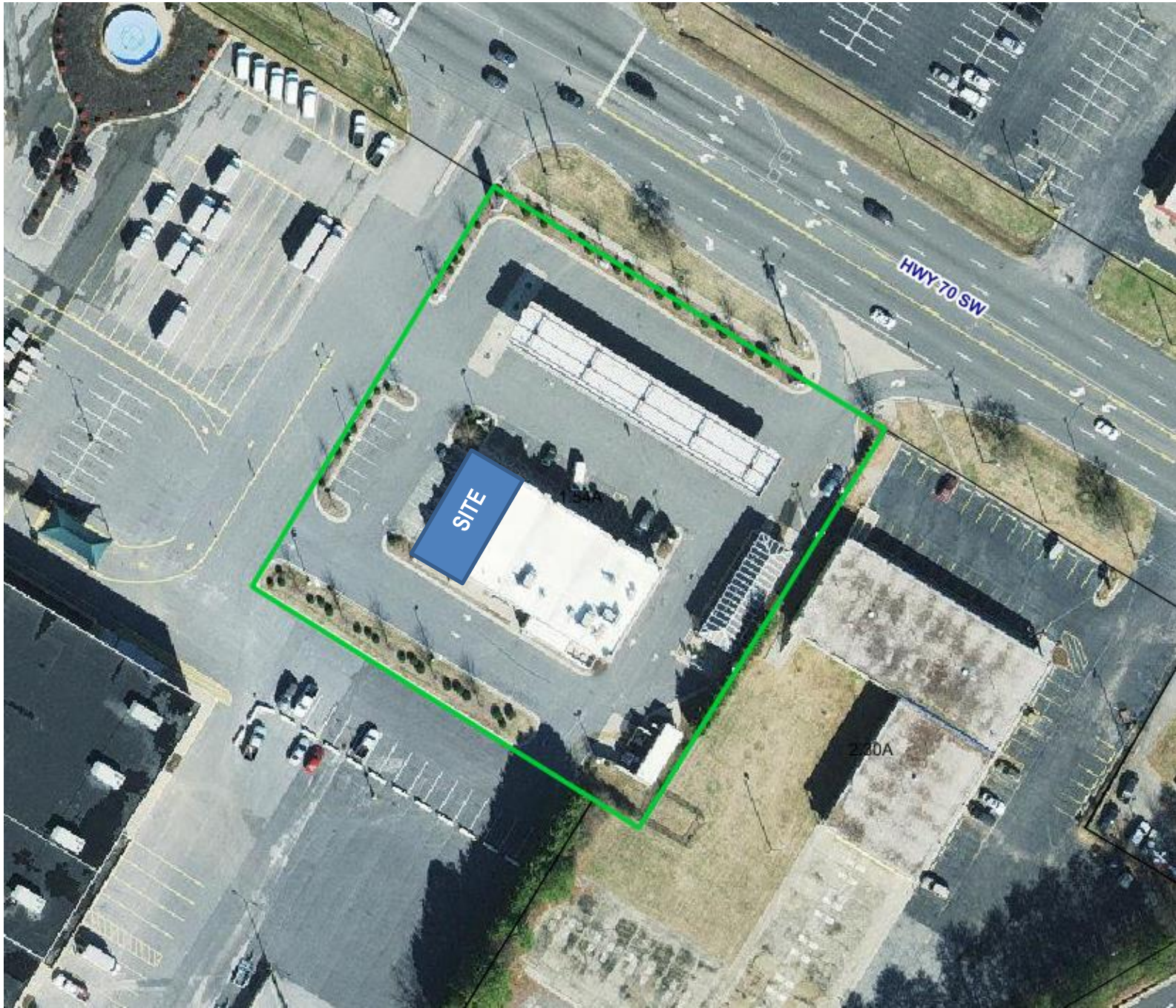
3031 North Center Street

Hickory, NC 28601

www.commercialfirst.net

SITE

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DEMOGRAPHICS

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	1 Mile:	3 Miles:	5 Miles:
POPULATION:			
Total Population	1,594	25,074	60,116
Median Age	39.3	39.4	39.4
Employees	3,883	36,938	54,786
Establishments	299	2,714	4,174
INCOME:			
Median HH Income	\$40,695	\$46,839	\$48,612
Average HH Income	\$48,072	\$59,999	\$61,902
Per Capita Income	\$20,563	\$25,481	\$26,437
HOUSEHOLDS:			
Total Households	682	10,556	25,551
HOUSING:			
Owner Occupied Housing Units	55.7%	54.4%	57.0%
Renter Occupied Housing Units	38.4%	39.9%	37.8%
Vacant Housing Units	5.9%	5.7%	5.2%
RACE:			
White	66.7%	69.3%	75.8%
Black	16.8%	18.3%	12.1%
Asian or Pacific Islander	7.8%	4.5%	4.6%
American Indian or Alaska Native	0.2%	0.3%	0.3%
Other Races	8.5%	7.6%	7.1%
ETHNICITY:			
Hispanic	11.3%	10.7%	10.3%
Non-Hispanic	88.7%	89.3%	89.3%