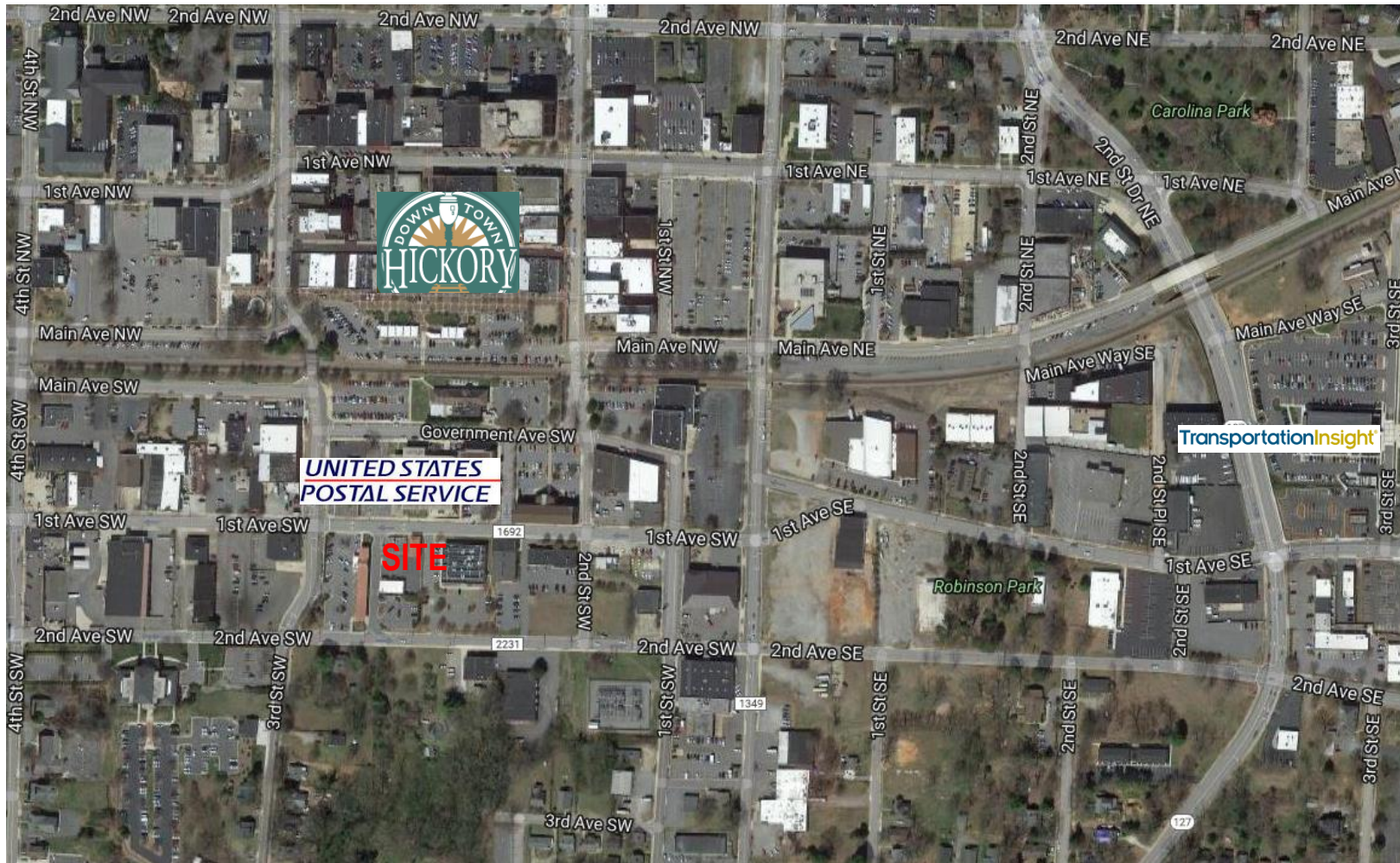


DOWNTOWN OFFICE BUILDING | HICKORY, NC

2413 1ST AVENUE SW HICKORY, NC 28601



SPECIFICATIONS

Price: \$1,500/month

SF: 1,325

Acres: .14

Zoning: C-1

1st Ave SW Traffic Count: 8,000

Downtown Hickory office for lease. One block from Union Square, within walking distance from dining, shopping, and post office. Space offers three large offices, reception area, and conference room.



COMMERCIAL  FIRST

Commercial Real Estate

Site Selection

Ryan Lovern

828.446.8266

ryan@commercialfirst.net

3031 North Center Street

Hickory, NC 28601

www.commercialfirst.net

SITE

243 1ST AVENUE SW HICKORY, NC 28601



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DEMOGRAPHICS

243 1ST AVENUE SW HICKORY, NC 28601

1 Miles:

3 Miles:

5 Miles:

POPULATION: 2017

Total Population	6,378	33,582	68,517
Median Age	38.5	38.4	39.4
Employees	10,677	46,280	60,054
Establishments	951	3,456	4,565

INCOME: 2017

Median HH Income	\$38,947	\$46,959	\$51,972
Average HH Income	\$53,474	\$58,660	\$64,646
Per Capita Income	\$22,663	\$25,717	\$27,148

HOUSEHOLDS: 2017

Total Households	2,643	14,607	28,651
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HOUSING: 2017

Owner Occupied Housing Units	39.5%	47.4%	57.9%
Renter Occupied Housing Units	51.8%	45.2%	35.4%
Vacant Housing Units	8.7%	7.5%	6.7%

RACE: 2017

White	53.7%	70.0%	76.4%
Black	35.1%	17.2%	11.1%
Asian or Pacific Islander	2.7%	3.9%	4.5%
American Indian or Alaska Native	0.2%	0.3%	0.3%
Other Races	8.4%	8.5%	7.7%

ETHNICITY: 2017

Hispanic	12.6%	12.9%	11.1%
Non-Hispanic	87.4%	87.1%	88.9%