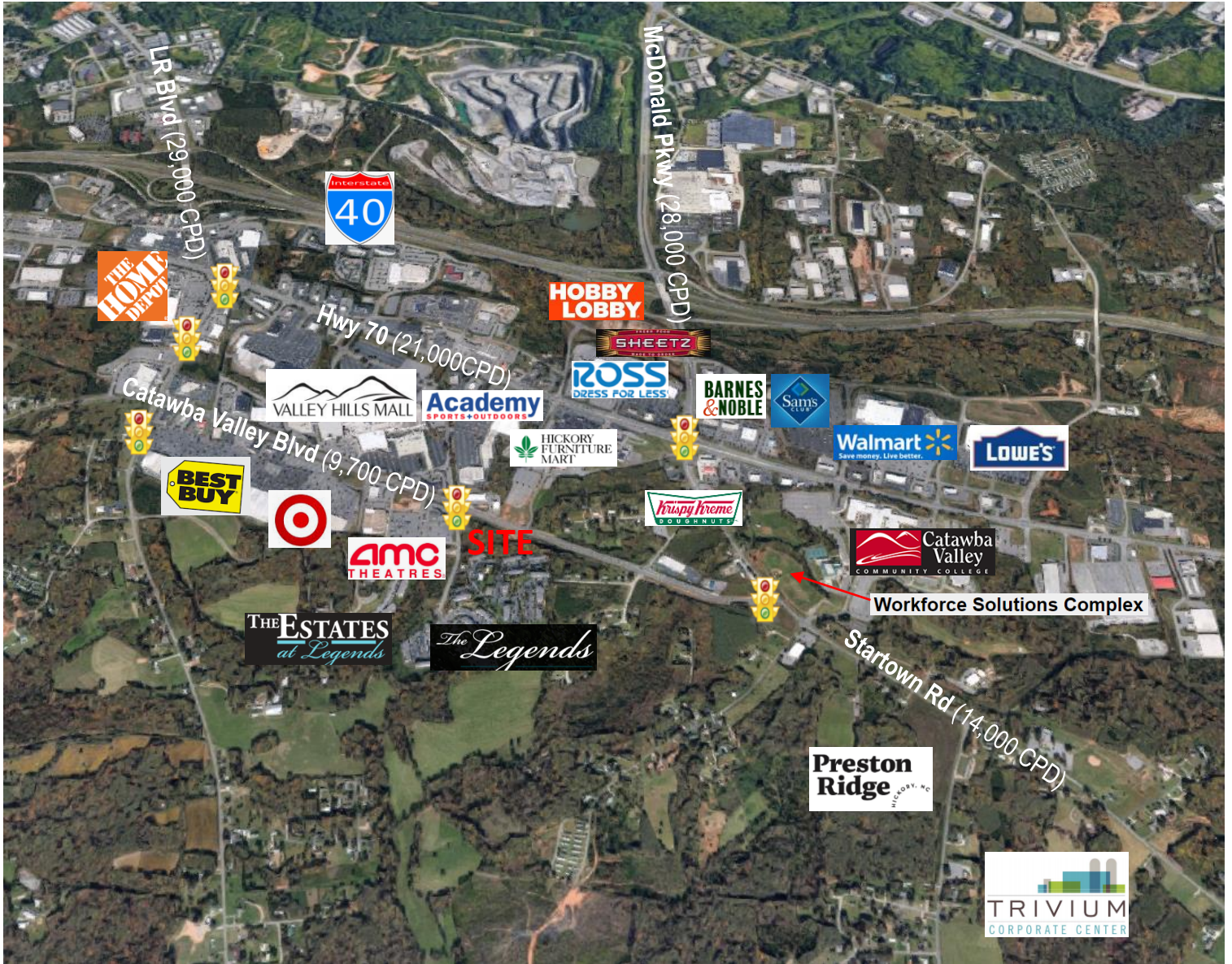


3.19 +/- ACRES | HICKORY, NC

2104 CATAWBA VALLEY BLVD SE HICKORY, NC 28602



SPECIFICATIONS

Price: \$749,000

Acreage: 3.19 +/-

Zoning: C-3

Topography: Rolling

Hard corner with stoplight beside Target and Valley Hills Mall! Ideal land for one or two buildings. Legends & Mosteller Mansion apartments, and the AMC Theatre all funnels to this stoplight.

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

2104 CATAWBA VALLEY BLVD SE HICKORY, NC 28602



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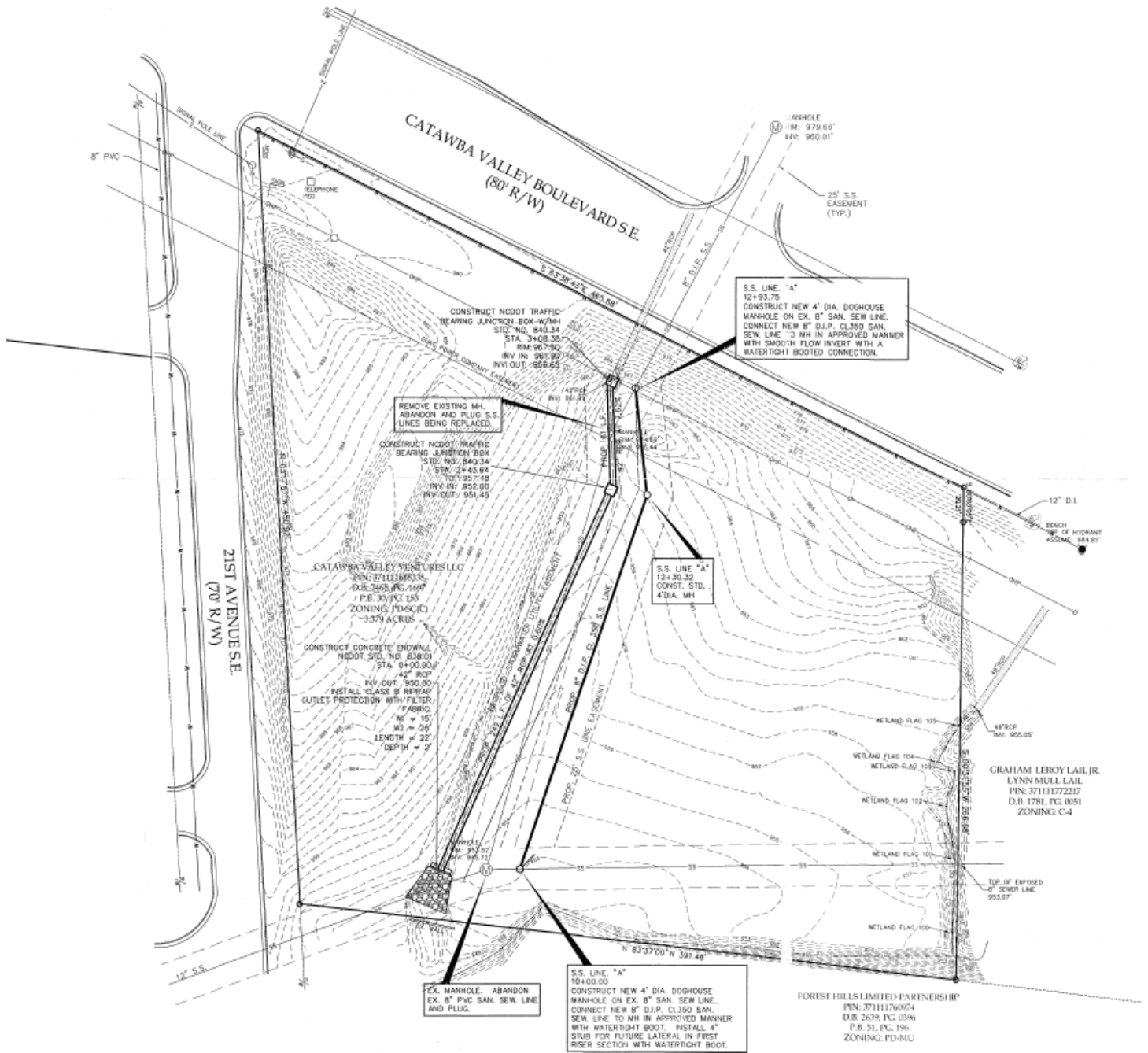
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SURVEY

2104 CATAWBA VALLEY BLVD SE HICKORY, NC 28602



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DEMOGRAPHICS

2104 CATAWBA VALLEY BLVD SE HICKORY, NC 28602

	1 Mile:	3 Miles:	5 Miles:
POPULATION: 2019			
Total Population	1,770	14,919	66,018
Median Age	33.6	36.4	38.4
Employees	2,081	23,328	65,504
Establishments	159	1,569	5,035
INCOME: 2019			
Median HH Income	\$49,024	\$45,883	\$52,425
Average HH Income	\$65,364	\$53,078	\$63,922
Per Capita Income	\$30,958	\$22,042	\$27,124
HOUSEHOLDS: 2019			
Total Households	838	6,151	27,8111
HOUSING: 2019			
Owner Occupied Housing Units	38.7%	51.3%	56.6%
Renter Occupied Housing Units	55.4%	43.4%	38.9%
Vacant Housing Units	5.9%	5.3%	4.5%
RACE: 2019			
White	75.4%	61.8%	72.2%
Black	6.7%	21.3%	13.2%
Asian or Pacific Islander	10.9%	6.1%	5.0%
American Indian or Alaska Native	0.4%	0.4%	0.4%
Other Races	6.6%	10.4%	9.3%
ETHNICITY: 2019			
Hispanic	9.9%	16.9%	14.1%
Non-Hispanic	90.1%	83.1%	85.9%

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