

PROFESSIONAL OFFICE SPACE | HICKORY, NC

858 2ND STREET NE HICKORY, NC 28601



SPECIFICATIONS

Price: \$2,500 per month

SF: 2,245 SF +/-

Zoning: OI

Located directly on Hwy 127, the lower level of the First Lawyer's building allows for same level parking without the need for an elevator or stairs. Well laid out, spacious offices for lease with most offices having windows. Set-up ideally for small office user or medical practice.



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Commercial Real Estate | Site Selection

Ryan Lovern

828.446.8266

ryan@commercialfirst.net

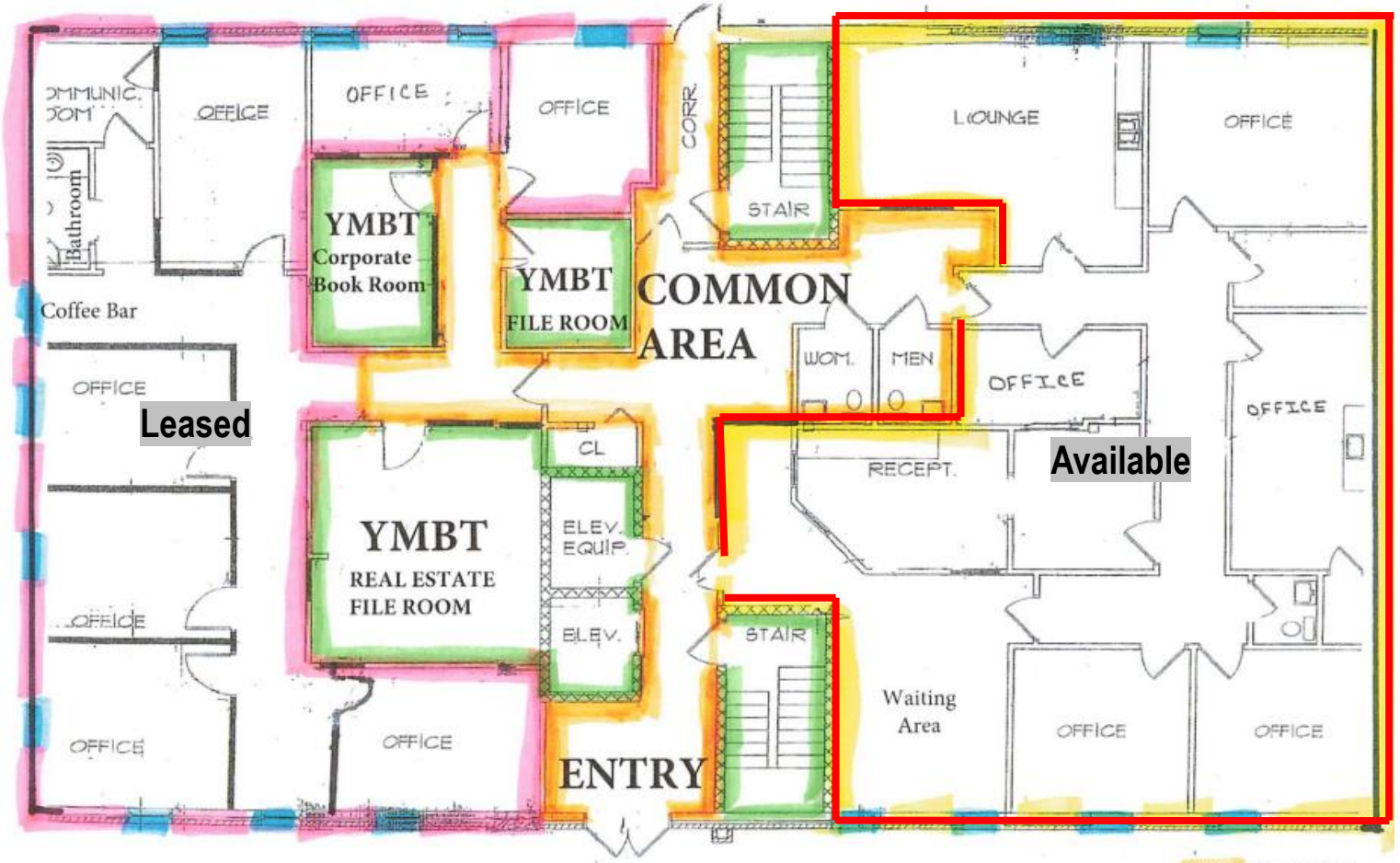
3031 North Center Street

Hickory, NC 28601

www.commercialfirst.net

FLOORPLAN

858 2ND STREET NE HICKORY, NC 28601



Lower Entry

- Orange - Common Area
- Green - YMBT Space
- Blue - Windows
- Yellow - Available Space
- Pink - Available Space

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PICTURES

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EXTERIOR



MAIN LOBBY



MAIN ENTRANCE



RECEPTION WINDOW



OFFICE

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DEMOGRAPHICS

858 2ND STREET NE HICKORY, NC 28601

	1 Mile:	3 Miles:	5 Miles:
POPULATION:			
Total Population	7,208	38,437	68,558
Median Age	35.0	38.8	39.6
Employees	9,932	43,973	59,180
Establishments	990	3,437	4,485
INCOME:			
Median HH Income	\$47,993	\$51,328	\$52,192
Average HH Income	\$65,170	\$64,812	\$65,097
Per Capita Income	\$28,514	\$28,336	\$27,376
HOUSEHOLDS:			
Total Households	3,106	16,700	28,709
HOUSING:			
Owner Occupied Housing Units	39.5%	49.2%	58.1%
Renter Occupied Housing Units	53.3%	43.6%	35.1%
Vacant Housing Units	7.2%	7.2%	6.8%
RACE:			
White	75.9%	72.6%	76.8%
Black	12.1%	15.2%	10.8%
Asian or Pacific Islander	2.1%	3.9%	4.3%
American Indian or Alaska Native	0.3%	0.3%	0.3%
Other Races	9.6%	8.1%	7.8%
ETHNICITY:			
Hispanic	15.7%	12.2%	11.3%
Non-Hispanic	84.3%	87.8%	88.7%

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