

MEDICAL OFFICE | HICKORY, NC

2820 16TH STREET NE HICKORY, NC 28601



SPECIFICATIONS

Price: \$449,000

Lease Price: \$12.50/SF NNN

SF: 3,940 +/-

Acres: .75 +/-

Year Built: 1999

Move in ready medical office in NE Hickory. Located just off busy McDonald Pkwy. Heavily populated area with many large neighborhoods and apartment complexes nearby.



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

2820 16TH STREET NE HICKORY, NC 28601



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PICTURES

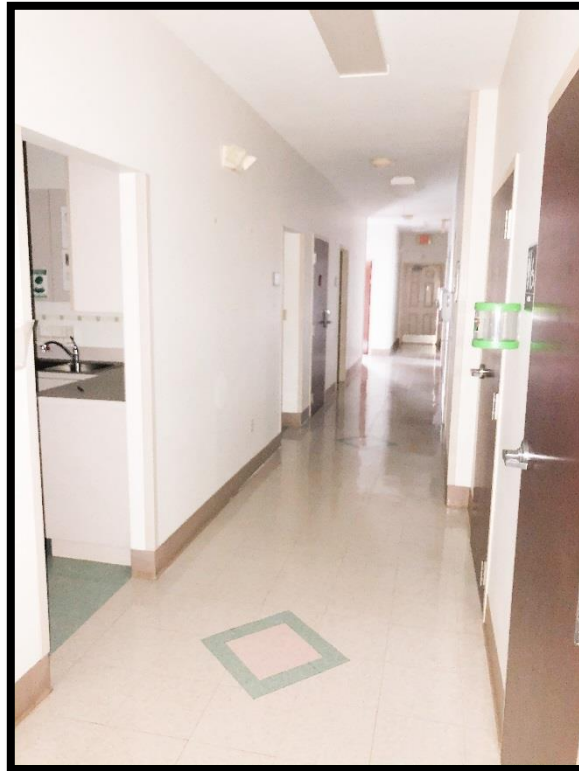
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WAITING AREA



OFFICE AREA



HALLWAY

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DEMOGRAPHICS

2820 16TH STREET NE HICKORY, NC 28601

1 Miles:

3 Miles:

5 Miles:

POPULATION:

| | | | |
|------------------|-------|--------|--------|
| Total Population | 3,761 | 20,072 | 44,975 |
| Median Age | 42.3 | 39.7 | 39.0 |
| Employees | 3,787 | 21,270 | 41,252 |
| Establishments | 263 | 1,223 | 2,109 |

INCOME:

| | | | |
|-------------------|----------|----------|----------|
| Median HH Income | \$41,380 | \$46,829 | \$48,261 |
| Average HH Income | \$53,072 | \$55,014 | \$55,402 |
| Per Capita Income | \$22,624 | \$22,004 | \$21,691 |

HOUSEHOLDS:

| | | | |
|------------------------|-------|-------|--------|
| Total Households | 1,687 | 8,002 | 17,486 |
| Average Household Size | 2.20 | 2.47 | 2.53 |

HOUSING:

| | | | |
|-------------------------------|-------|-------|-------|
| Owner Occupied Housing Units | 60.6% | 64.0% | 66.5% |
| Renter Occupied Housing Units | 32.0% | 27.9% | 25.4% |
| Vacant Housing Units | 7.5% | 8.1% | 8.1% |

RACE:

| | | | |
|--------------------------------|-------|-------|-------|
| White | 77.7% | 77.0% | 79.9% |
| Black | 10.6% | 10.0% | 8.7% |
| American Indian, Eskimo, Aleut | 0.3% | 0.4% | 0.3% |
| Asian | 3.5% | 3.6% | 3.8% |
| Hawaiian or Pacific Islander | 0.1% | 0.1% | 0.1% |
| Other | 6.5% | 7.0% | 5.5% |
| Multirace | 1.3% | 1.9% | 1.9% |

ETHNICITY:

| | | | |
|--------------|-------|-------|-------|
| Hispanic | 12.6% | 15.0% | 13.0% |
| Non-Hispanic | 87.4% | 85.0% | 87.0% |

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