

WALGREENS OUTPARCEL | HICKORY, NC

1926 24TH STREET NE HICKORY, NC 28601



SPECIFICATIONS

Price: \$999,000

Zoning: PD-SC (C)

Topography: Level/wooded

Acres: 2.22 +/-

Street Frontage: 315.55 +/-

Excellent site on busy McDonald Parkway just off of Springs Rd. next to Walgreens and across from Wal-mart shopping center. Easily accessible by NE Hickory residents as well as commuters from Hickory, Conover, and surrounding areas.

OFFERED BY



Commercial Real Estate

Site Selection

Ryan Lovern

828.446.8266

ryan@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: 2016			
Total Population	5,299	35,041	70,997
Median Age	35.6	36.2	38.1
Employees	1,147	19,650	56,837
Total Businesses	129	1,534	4,053
INCOME: 2016			
Median HH Income	\$49,144	\$49,520	\$51,184
Average HH Income	\$56,543	\$57,462	\$63,674
Per Capita Income	\$22,975	\$23,085	\$25,593
HOUSEHOLDS: 2016			
Total Households	2,154	13,840	28,198
Average Household Size	2.43	2.45	2.46
HOUSING: 2016			
Owner Occupied Dwellings	51.6%	54.7%	58.8%
Renter Occupied Dwellings	42.5%	37.2%	32.2%
Vacant Dwellings	5.8%	8.7%	9.0%
RACE: 2016			
White	80.0%	80.1%	80.1%
Black	5.9%	7.2%	9.2%
American Indian, Eskimo, Aleut	0.4%	0.3%	0.2%
Asian	4.0%	3.5%	3.3%
Hawaiian or Pacific Islander	0.0%	0.1%	0.1%
Other	7.6%	6.6%	5.2%
Multirace	2.0%	2.2%	1.9%
ETHNICITY: 2016			
Hispanic	19.1%	17.4%	13.5%
Non-Hispanic	80.9%	82.6%	86.5%

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