

PROFESSIONAL BUILDING IN VIEWMONT | HICKORY, NC

245 11TH AVENUE NE HICKORY, NC 28601



SPECIFICATIONS

Price: \$799,000

SF: 5,800 +/-

Acres: .37 +/-

Class A office and medical space in Viewmont. Lower level built out for office and upper level was former dermatology practice. Both levels are a condo, making it a flexible investment. Adjacent land also for sale.



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Commercial Real Estate

Site Selection

Ryan Lovern

828.446.8266

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3031 North Center Street

Hickory, NC 28601

www.commercialfirst.net

SITE

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PICTURES

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DEMOGRAPHICS

245 11TH AVENUE NE HICKORY, NC 28601

	1 Mile:	3 Miles:	5 Miles:
POPULATION:			
Total Population	7,707	38,840	68,947
Median Age	35.1	39.0	39.6
Employees	8,066	41,898	58,717
Establishments	820	3,326	4,486
INCOME:			
Median HH Income	\$48,090	\$52,523	\$52,263
Average HH Income	\$64,275	\$66,533	\$65,144
Per Capita Income	\$28,306	\$29,004	\$27,385
HOUSEHOLDS:			
Total Households	3,348	16,380	28,862
HOUSING:			
Owner Occupied Housing Units	39.8%	49.9%	58.2%
Renter Occupied Housing Units	53.1%	43.0%	34.9%
Vacant Housing Units	7.1%	7.2%	6.9%
RACE:			
White	75.9%	73.2%	76.9%
Black	11.9%	14.9%	10.7%
Asian or Pacific Islander	2.1%	3.8%	4.3%
American Indian or Alaska Native	0.3%	0.3%	0.3%
Other Races	9.9%	7.8%	7.8%
ETHNICITY:			
Hispanic	16.0%	11.9%	11.2%
Non-Hispanic	84.0%	88.1%	88.8%

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