

# 14.5 +/- ACRES ON HARD CORNER | HICKORY, NC

CORNER OF LR BLVD. & TATE BLVD. HICKORY, NC 28602



## SPECIFICATIONS

Price: \$2,600,000

Acreage: 14.5 +/-

Zoning: C-2

Tate Blvd. road footage: 772 feet

LR Blvd. road footage: 548 feet

Excellent corner lot for sale at the busy intersection of Lenoir-Rhyne Blvd. and Tate Blvd. Would be great for Retail location. All public utilities.

COMMERCIAL  FIRST

Commercial Real Estate

Site Selection

Ryan Lovern

828.446.8266

[ryan@commercialfirst.net](mailto:ryan@commercialfirst.net)

3031 North Center Street

Hickory, NC 28601

[www.commercialfirst.net](http://www.commercialfirst.net)



# SITE

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# DEMOGRAPHICS

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	<b>1 Mile:</b>	<b>3 Miles:</b>	<b>5 Miles:</b>
<b>POPULATION: 2017</b>			
Total Population	4,885	35,393	67,725
Median Age	34.1	37.8	39.1
Employees	8,358	41,173	62,665
Establishments	639	3,185	4,614
<b>INCOME: 2017</b>			
Median HH Income	\$32,702	\$47,094	\$52,059
Average HH Income	\$41,334	\$59,640	\$65,354
Per Capita Income	\$16,902	\$25,873	\$27,440
<b>HOUSEHOLDS: 2017</b>			
Total Households	1,936	15,234	28,313
<b>HOUSING: 2017</b>			
Owner Occupied Housing Units	37.1%	46.9%	57.4%
Renter Occupied Housing Units	54.1%	45.9%	36.1%
Vacant Housing Units	8.8%	7.2%	6.5%
<b>RACE: 2017</b>			
White	58.8%	70.1%	75.7%
Black	28.9%	16.2%	11.3%
Asian or Pacific Islander	2.8%	4.3%	4.5%
American Indian or Alaska Native	0.3%	0.3%	0.3%
Other Races	9.2%	9.1%	8.2%
<b>ETHNICITY: 2017</b>			
Hispanic	17.4%	13.9%	11.9%
Non-Hispanic	82.6%	86.1%	88.1%