

OFFICE SPACE IN VIEWMONT SQUARE | HICKORY, NC

20 13th AVE. NW HICKORY, NC 28601



SPECIFICATIONS

Lease Price: 1,500/month

SF: 1,000 +/-

Acres: 1.63 +/-

**Tenant Improvement Allowance based on terms of Lease
And strength of Tenant*



Viewmont Square is a prestigious address for the professional office community in Northwest Hickory. Newly renovated space is suitable for Office or Medical. Tenant pays utilities.

*Available in October

COMMERCIAL  FIRST

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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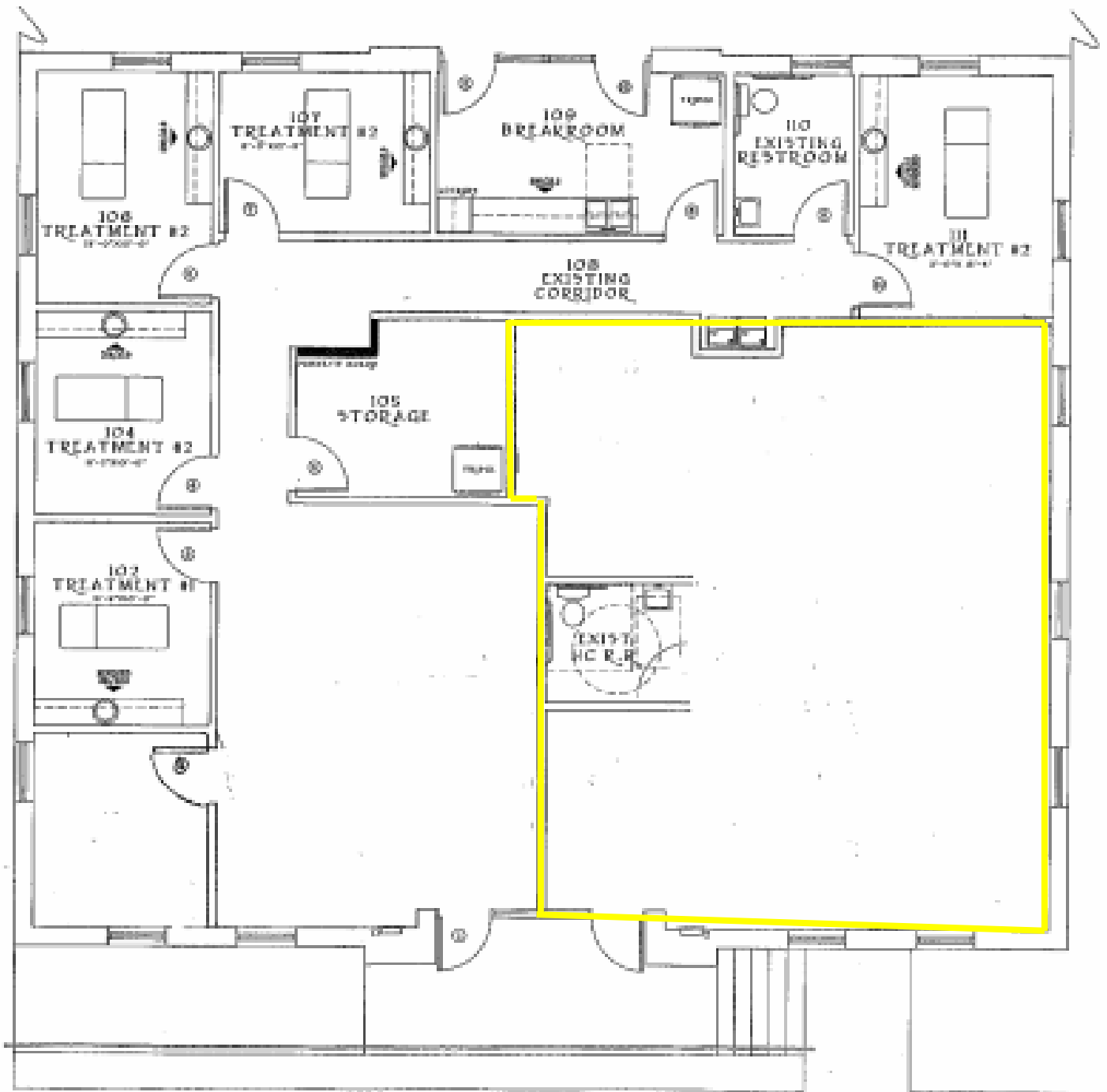
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FLOORPLAN

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DEMOGRAPHICS

20 13th AVE NW HICKORY, NC 28601

	1 Mile:	3 Miles:	5 Miles:
POPULATION:			
Total Population	7,372	39,001	68,196
Median Age	36.4	39.5	39.9
Employees	4,558	29,161	43,665
Total Businesses	507	2,876	4,448
INCOME:			
Median HH Income	\$34,491	\$35,680	\$37,717
Average HH Income	\$59,293	\$57,804	\$57,602
Per Capita Income	\$25,749	\$24,645	\$23,420
HOUSEHOLDS:			
Total Households	2,989	16,460	27,754
Average Household Size	2.22	2.29	2.40
HOUSING:			
Owner Occupied Dwellings	1,333	8,741	17,003
Renter Occupied Dwellings	1,656	7,719	10,751
Vacant Dwellings	404	2,202	3,558
RACE:			
White	78.1%	74.5%	77.7%
Black	10.5%	14.4%	10.5%
American Indian, Eskimo, Aleut	0.2%	0.3%	0.4%
Asian	1.5%	3.1%	3.6%
Hawaiian or Pacific Islander	0.1%	0.0%	0.0%
Other	7.0%	5.2%	5.6%
Multirace	2.5%	2.4%	2.2%
ETHNICITY:			
Hispanic	15.4%	11.6%	11.3%
Non-Hispanic	84.6%	88.4%	88.7%

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