

PRIME RETAIL LAND AVAILABLE | HICKORY, NC

2151 21ST STREET LANE SE HICKORY, NC 28602



SPECIFICATIONS

Price: \$4,500,000

Acres: 11.24

Zoning: C-3

Topography: Rolling

Prime retail site for development with I-40 frontage and access from McDonald Pkwy. and LR Blvd. Located in the retail hub of Hickory MSA with a population of more than 350,000 people. This is the last remaining piece of property that would connect exit 125 and 126. New Hobby Lobby and Sheetz just built on adjacent property.

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

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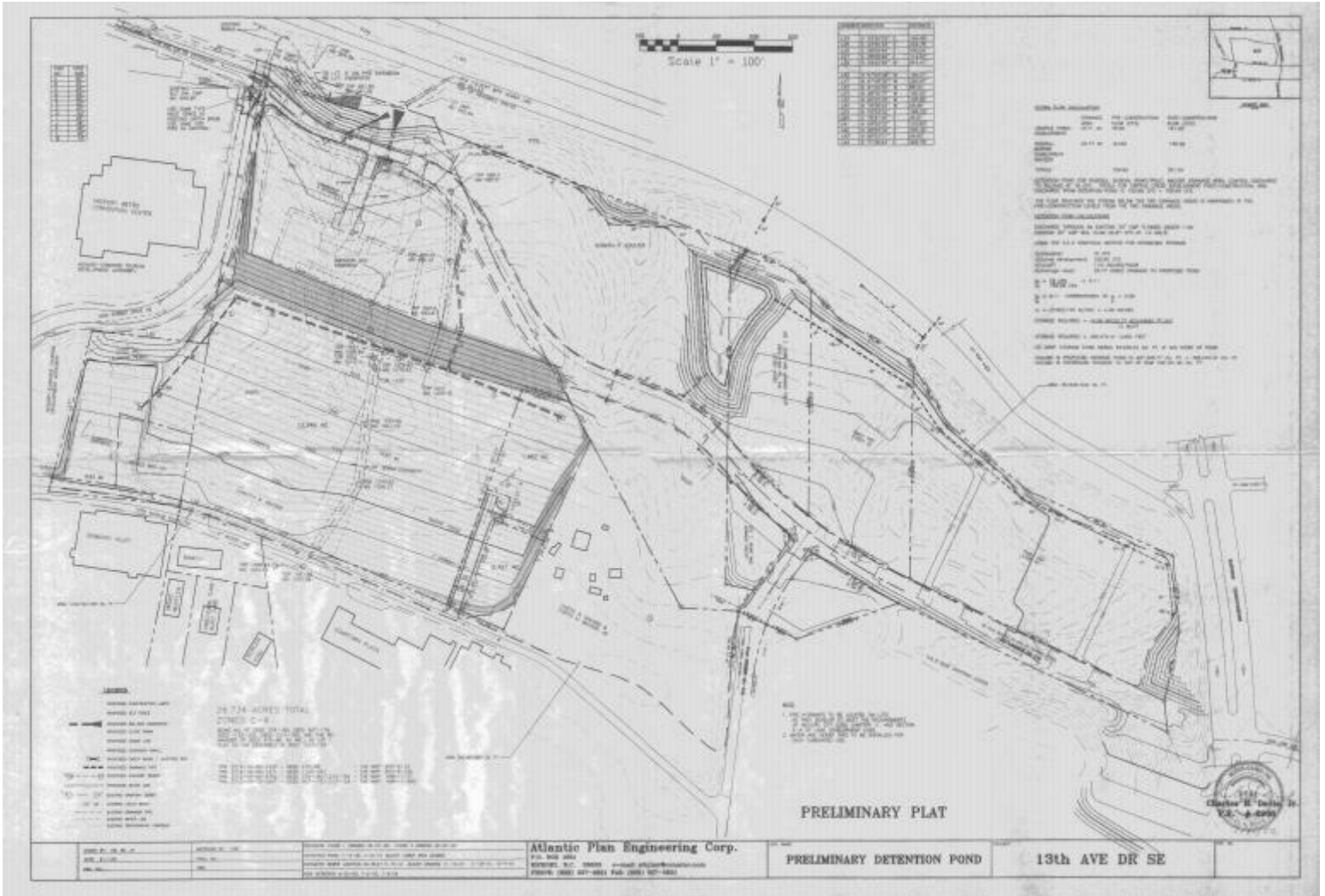
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Survey

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DEMOGRAPHICS

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	1 Miles:	3 Miles:	5 Miles:
POPULATION: 2016			
Total Population	1,396	19,251	69,389
Median Age	35.5	36.5	39.3
Employees	8,803	40,812	76,481
Total Businesses	476	2,255	4,489
INCOME: 2016			
Median HH Income	\$38,071	\$33,667	\$38,420
Average HH Income	\$52,660	\$45,199	\$55,686
Per Capita Income	\$23,037	\$18,651	\$22,990
HOUSEHOLDS: 2016			
Total Households	701	7,268	27,830
Average Household Size	1.99	2.53	2.43
HOUSING: 2016			
Owner Occupied Dwellings	31.3%	41.9%	51.3%
Renter Occupied Dwellings	55.0%	46.2%	38.4%
Vacant Dwellings	13.9%	11.9%	10.3%
RACE: 2016			
White	70.8%	63.7%	73.9%
Black	10.7%	19.3%	12.1%
American Indian, Eskimo, Aleut	0.4%	0.4%	0.3%
Asian	10.5%	5.2%	4.6%
Hawaiian or Pacific Islander	0.1%	0.1%	0.1%
Other	5.4%	8.6%	6.3%
Multirace	2.1%	2.8%	2.7%
ETHNICITY: 2016			
Hispanic	12.0%	17.7%	13.0%
Non-Hispanic	88.0%	82.3%	87.0%