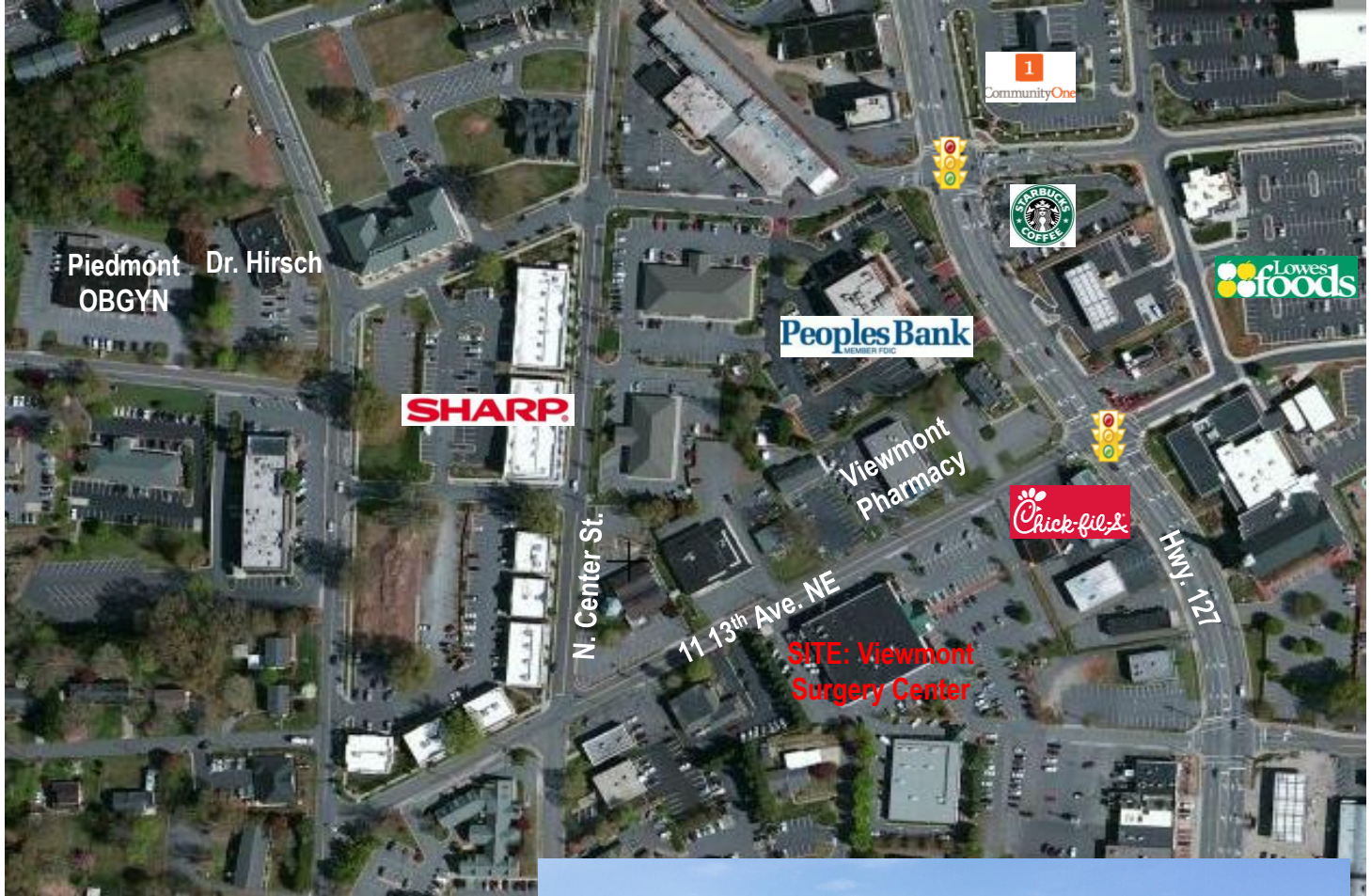


# MEDICAL SPACE FOR LEASE | HICKORY, NC

15 13<sup>TH</sup> AVENUE NE HICKORY, NC 28601



## SPECIFICATIONS

**Suite 1:** 3,064/SF

\$18/SF (\$4,600 per month)

+ \$2.89/SF CAM (\$738 per month)

**Suite 2:** 3,570 SF

\$18/SF (\$5,355 per month)

+ \$2.89/SF CAM (\$860/month)



*\*Can also be leased together*

Medical space available in Viewmont Surgery Center building. Located on Hwy. 127 across from Viewmont Pharmacy and beside Hickory Family Practice. Neighboring tenant is Viewmont Surgery Center.

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

50 13<sup>TH</sup> AVENUE NE HICKORY, NC 28601



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# PICTURES

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FRONT ENTRANCE



ENTRANCE LOBBY



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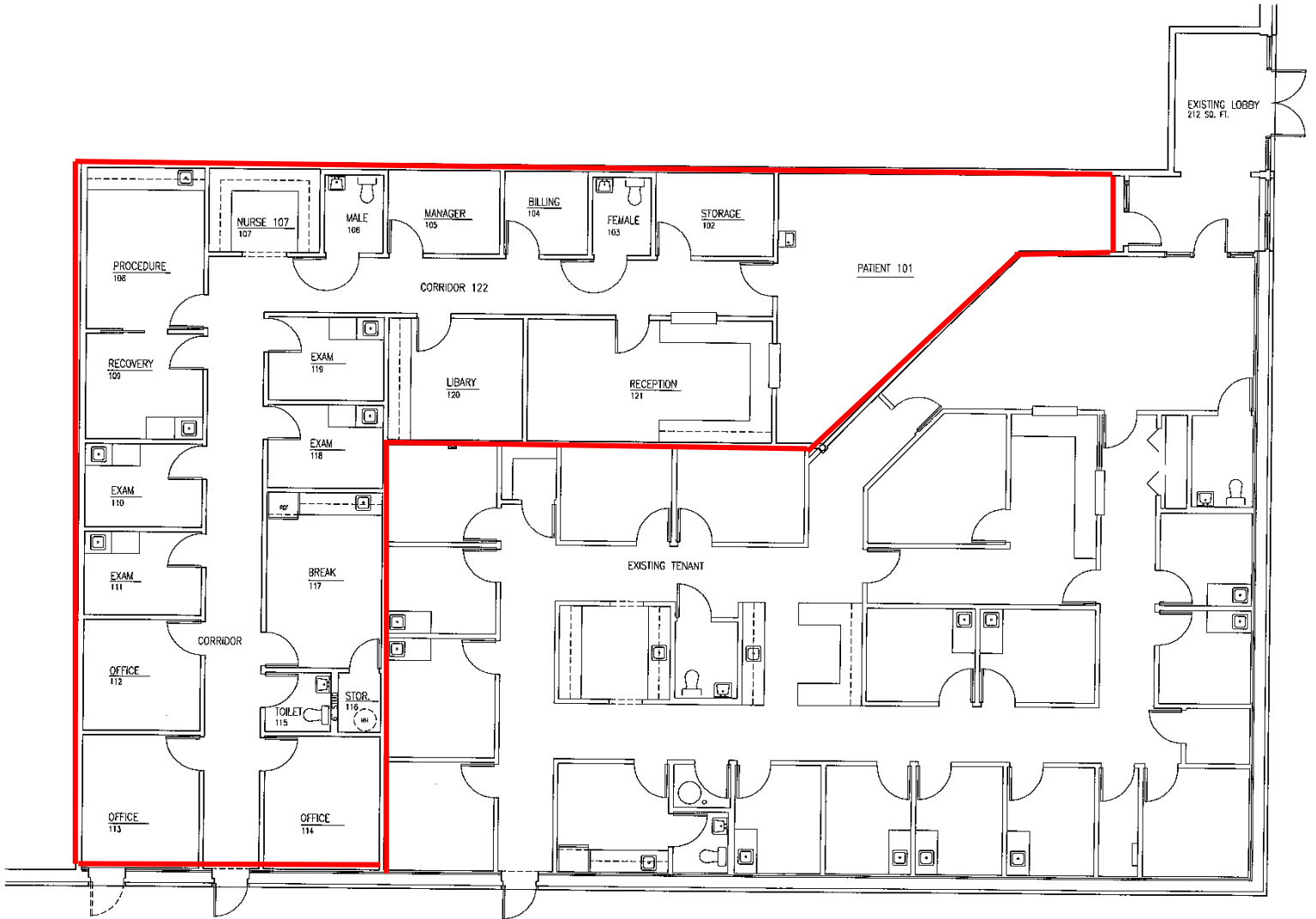
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# FLOORPLAN SUITE 1

50 13<sup>TH</sup> AVENUE NE HICKORY, NC 28601



FLOOR PLAN  
SCALE 1/4" = 1'-0"  
3064 SQ. FT.

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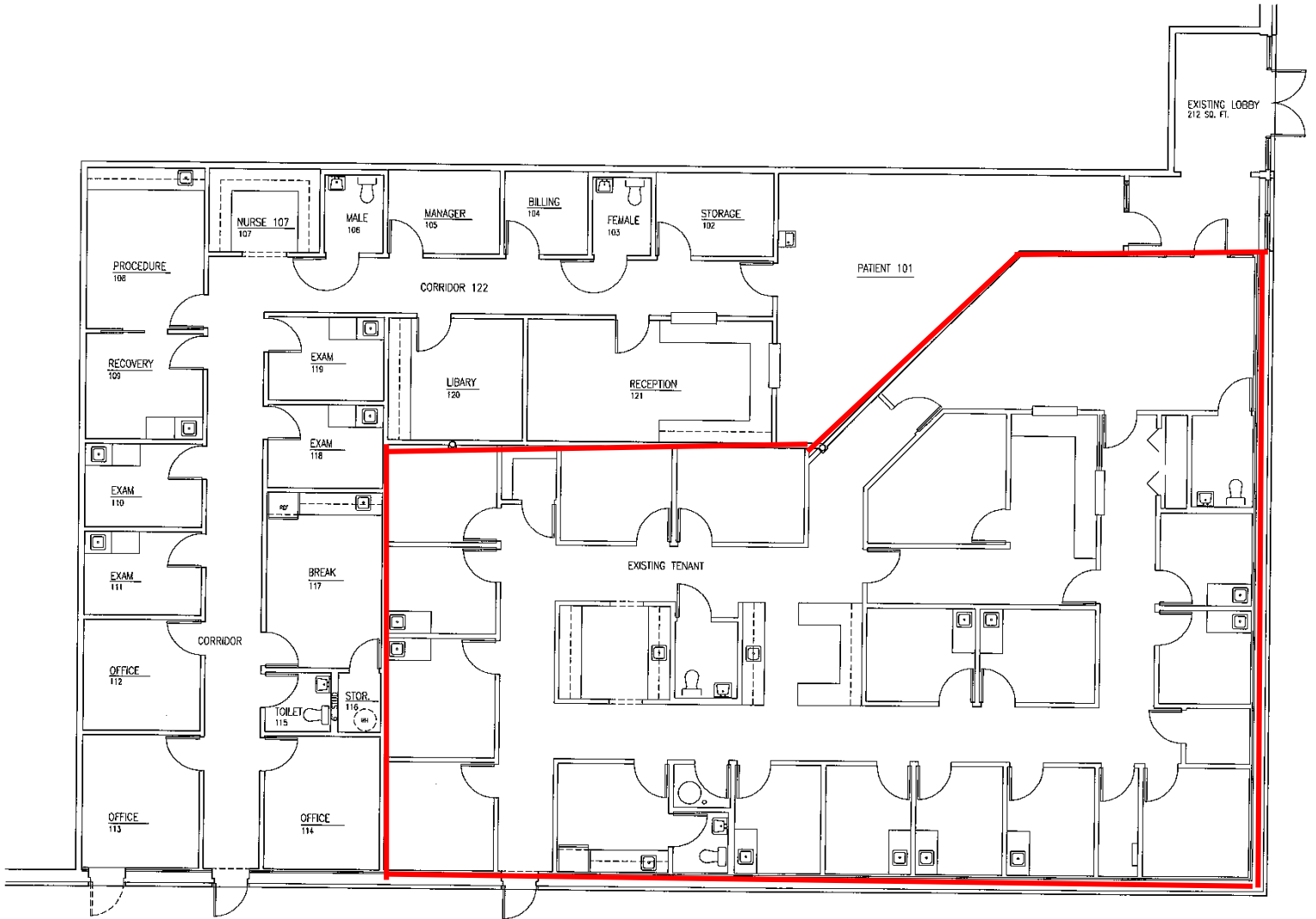
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# FLOORPLAN SUITE 2

50 13<sup>TH</sup> AVENUE NE HICKORY, NC 28601



FLOOR PLAN  
SCALE 1/4" = 1'-0"  
3064 SQ. FT.

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# DEMOGRAPHICS

50 13<sup>TH</sup> AVENUE NE HICKORY, NC 28601

	1 Miles:	3 Miles:	5 Miles:
<b>POPULATION:</b>			
Total Population	7,372	39,001	68,196
Median Age	36.4	39.5	39.9
Employees	4,558	29,161	43,665
Establishments	507	2,876	4,448
<b>INCOME:</b>			
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
<b>HOUSEHOLDS:</b>			
Total Households	2,989	16,460	27,754
Average Household Size	2.22	2.29	2.40
<b>HOUSING:</b>			
Owner Occupied Housing Units	1,333	8,741	17,003
Renter Occupied Housing Units	1,656	7,719	10,751
Vacant Housing Units	404	2,202	3,558
<b>RACE:</b>			
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%
<b>ETHNICITY:</b>			
Hispanic	15.4%	11.6%	11.3%
Non-Hispanic	84.6%	88.4%	88.7%

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