

NEW CONSTRUCTION! OFFICE/MEDICAL SPACE – HICKORY, NC

15TH AVENUE SE HICKORY, NC 28602



SPECIFICATIONS

Price: \$18/SF

CAM: \$4/SF

SF: 3,000 +/-

New Office or Medical space available Fall 2020. Elite Family Eye Care will Occupy the Western side of the property. Opportunity to design your own floorplan and layout.

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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PRELIMINARY SITE PLAN

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Available
3,000 +/- SF



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DEMOGRAPHICS

15TH AVENUE SE HICKORY, NC 28602

	1 Miles:	3 Miles:	5 Miles:
POPULATION:			
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:			
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:			
Total Households	701	7,268	27,830
Average Household Size	1.99	2.53	2.43
HOUSING:			
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:			
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:			
Hispanic	12.0%	17.7%	13.0%
Non-Hispanic	88.0%	82.3%	87.0%

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