

# HOSIERY BUILDING AVAILABLE

2808 N MAIN AVENUE NW HICKORY, NC 28601



# DETAILS

## SPECIFICATIONS

Sales Price: **REDUCED!** \$1,950,000

SF: 75,000 +/-

Lease Price: \$4.25/SF NNN for 37,000 +/- SF

Acres: 2.54 +/-

Zoning: Industrial

Year Built: 1957

75,000 SF industrial building in Hickory for sale or 37,000 SF for lease! Brand new roof in 2022. Offices have architectural drawings completed for redesign. Ceiling heights vary from 8'-20'. The building currently has a tenant leasing approximately 37,000 providing \$11,000 in monthly income. Located convenient to Hwy. 321 and I-40.

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	5,141	32,440	68,404
Total Household	2,182	13,822	28,682
Median Household Income	\$45,149	\$58,938	\$65,240
Total Employees	9,284	36,467	51,107



# AERIAL

Hickory Regional Airport

CENTURY®

CAROLINA  
CONTAINER

Maple Springs  
Laundry

CRAFT STORE

N Main Avenue NW

Shuford  
Yarns, LLC

Morrisette  
PACKAGING

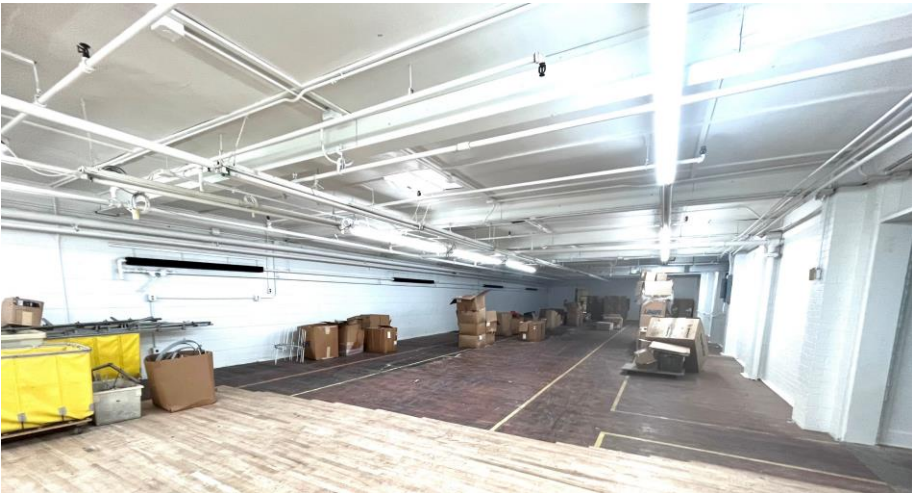
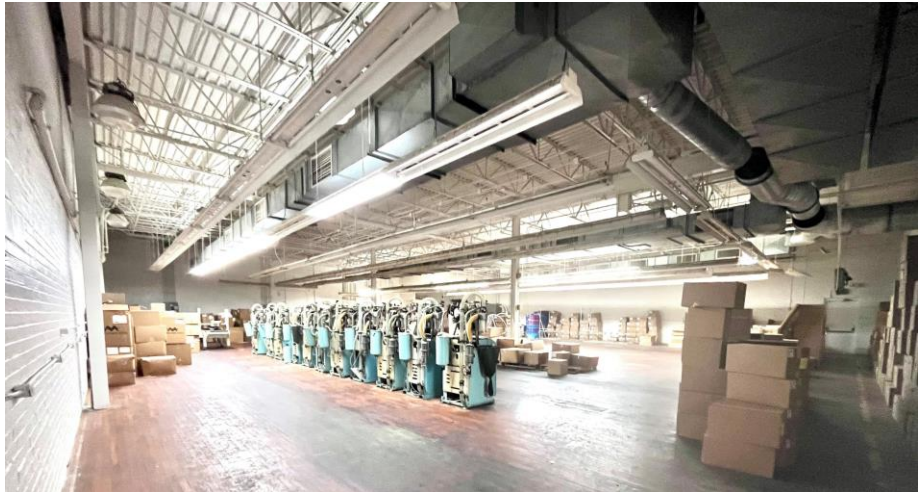
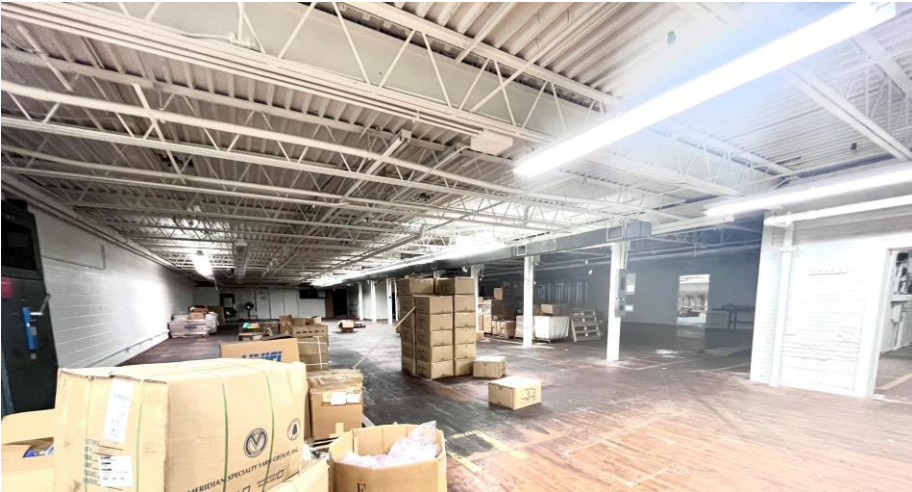
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COMMERCIAL

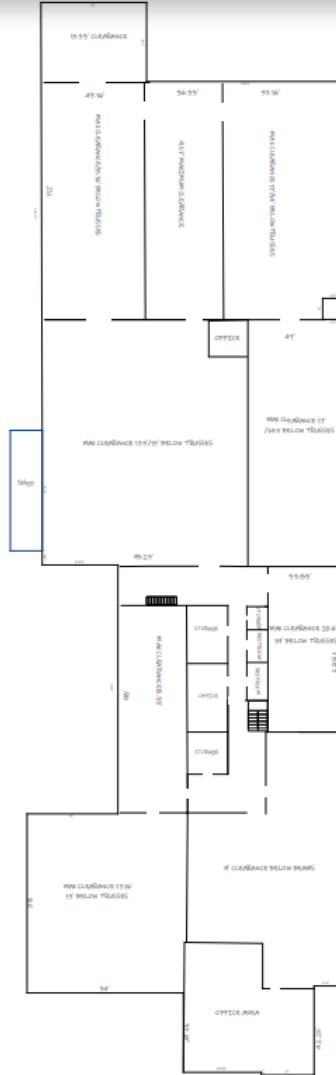


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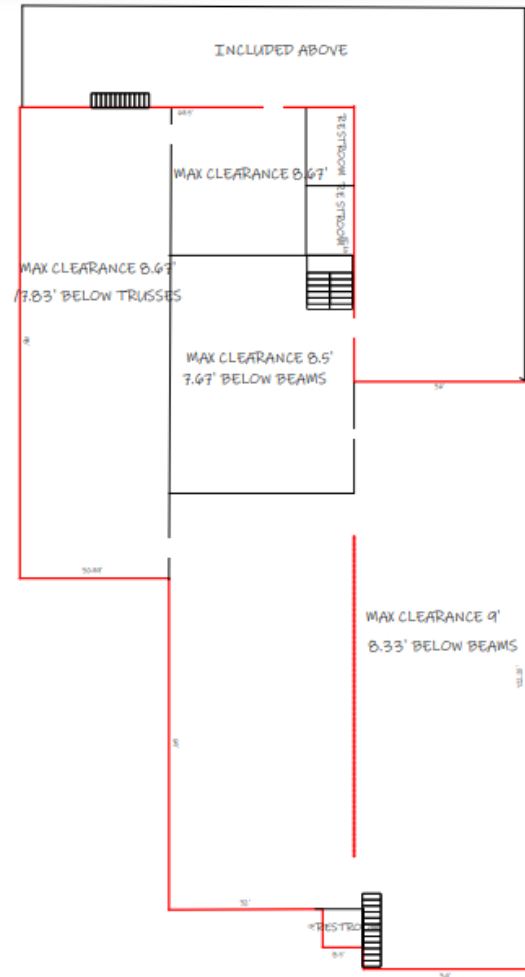
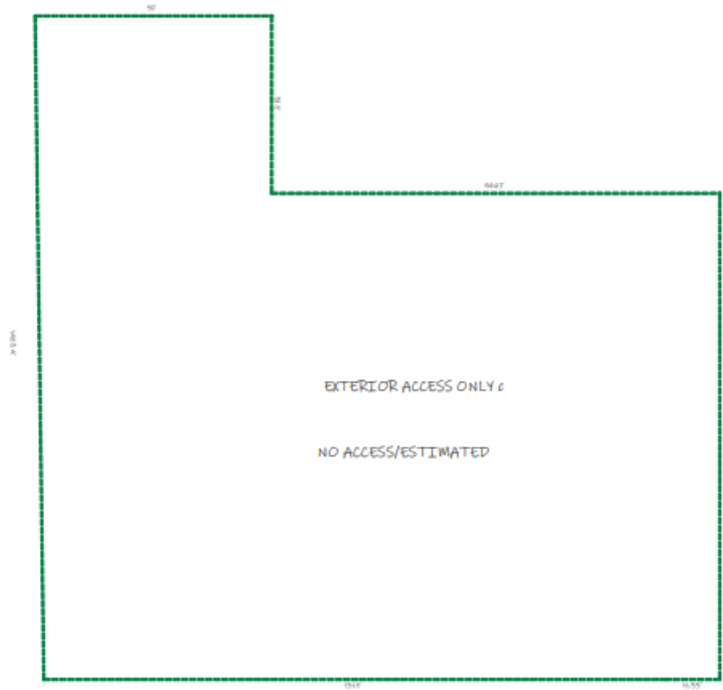
# PICTURES



# FLOORPLAN



# FLOORPLAN





**FOR MORE  
INFORMATION:**

Jenny Eckard  
828.320.8989  
[jenny@commercialfirst.net](mailto:jenny@commercialfirst.net)

3031 N Center St.  
Hickory, NC 28601

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