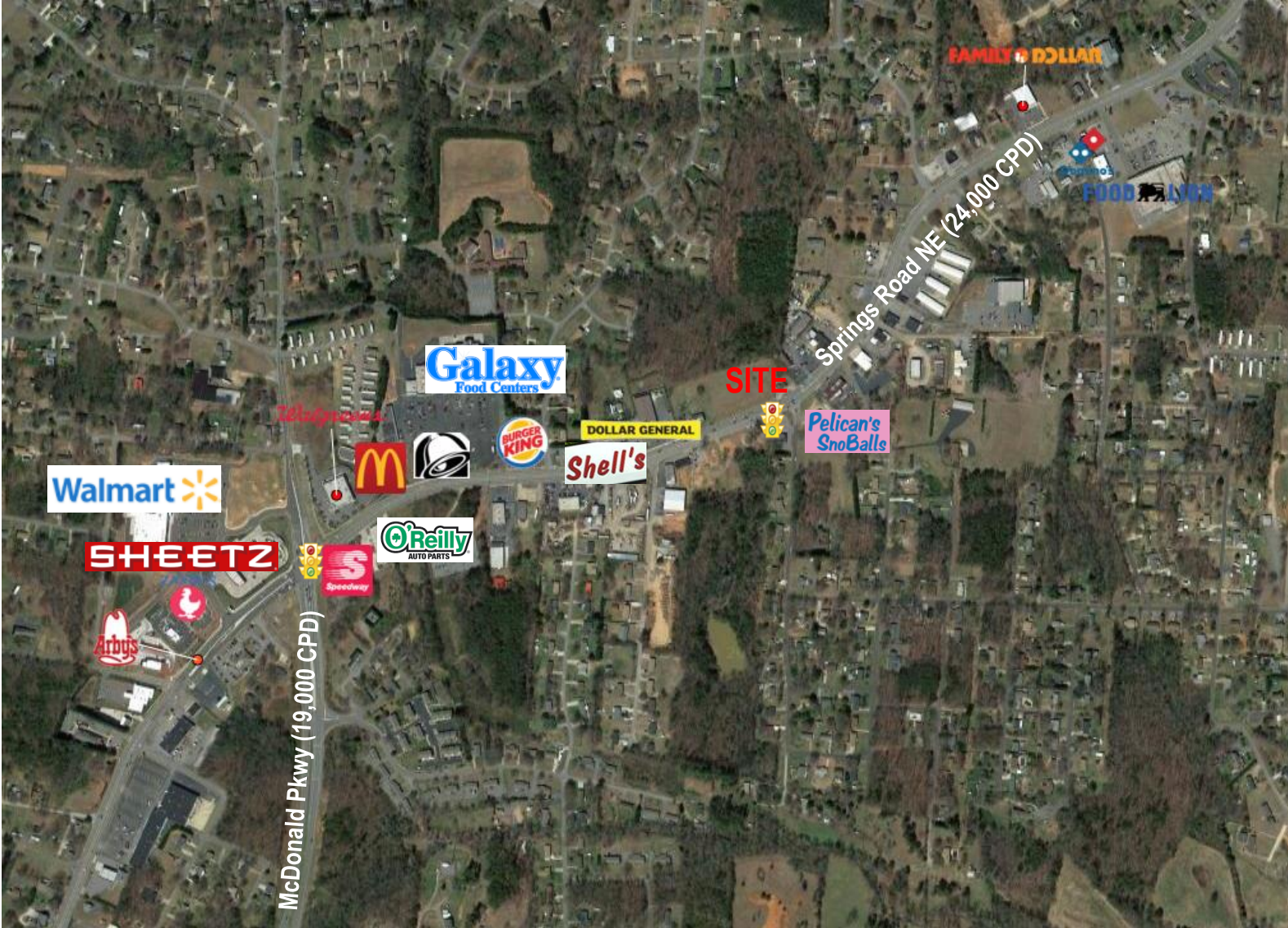


# .46 +/- ACRE FOR SALE | HICKORY, NC

2695 SPRINGS ROAD NE HICKORY, NC 28601



## SPECIFICATIONS

**Price:** \$179,900

**Acreage:** .46 +/-

**Zoning:** CC-2

**Topography:** Level

Unique opportunity to run a small business on a retail outparcel with a stoplight for under \$200,000! Land being sold as is with an old house on property having no value.

Gas tank on property.

COMMERCIAL  FIRST

Commercial Real Estate | Site Selection

**Ryan Lovern**

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hickory, n c 28601

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

# SITE

2695 SPRINGS ROAD NE HICKORY, NC 28601



# DEMOGRAPHICS

2695 SPRINGS ROAD NE HICKORY, NC 28601

	<b>1 Mile:</b>	<b>3 Miles:</b>	<b>5 Miles:</b>
<b>POPULATION: 2017</b>			
Total Population	4,242	31,843	68,507
Median Age	40.3	37.5	39.3
Employees	1,817	20,475	52,201
Establishments	172	1,391	3,967
<b>INCOME: 2017</b>			
Median HH Income	\$49,424	\$46,025	\$52,794
Average HH Income	\$63,526	\$58,155	\$66,427
Per Capita Income	\$25,702	\$24,103	\$27,638
<b>HOUSEHOLDS: 2017</b>			
Total Households	1,715	13,148	28,377
<b>HOUSING: 2017</b>			
Owner Occupied Housing Units	66.1%	56.9%	59.7%
Renter Occupied Housing Units	28.6%	37.4%	34.0%
Vacant Housing Units	5.3%	5.7%	6.2%
<b>RACE: 2017</b>			
White	76.7%	76.0%	76.6%
Black	5.6%	8.7%	10.5%
American Indian, or Alaska Native	0.7%	0.4%	0.3%
Asian or Pacific Islander	5.6%	4.6%	4.6%
Other	11.4%	10.2%	8.1%
<b>ETHNICITY: 2017</b>			
Hispanic	15.8%	15.2%	12.0%
Non-Hispanic	84.2%	84.8%	88.0%