

# OFFICE AND WAREHOUSE SPACE | HUDSON, NC

6005 SPARTAN DRIVE HUDSON, NC 28638



## SPECIFICATIONS

**Reduced Price!** \$119,000

**Office SF:** 3,000 +/-

**Warehouse SF:** 1,500 +/-

**Acres:** 1.65 +/-

**Zoning:** Commercial

Brick 3,000 SF office building with 1,500 SF storage building. Low price per SF with quick access to Hwy 321. Priced Aggressively!



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

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# SITE

6005 SPARTAN DRIVE HUDSON, NC 28638



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# PICTURES

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EXTERIOR



INTERIOR WAREHOUSE



WAREHOUSE



OFFICE

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# DEMOGRAPHICS

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**1 Mile:**

**3 Miles:**

**5 Miles:**

## POPULATION: 2017

Total Population	1,845	17,054	33,876
Median Age	39.3	41.4	41.5
Employees	816	6,221	9,882
Establishments	62	551	951

## INCOME: 2017

Median HH Income	\$41,983	\$39,978	\$40,625
Average HH Income	\$47,260	\$50,643	\$51,831
Per Capita Income	\$19,246	\$21,179	\$21,613

## HOUSEHOLDS: 2017

Total Households	751	7,109	14,046
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## HOUSING: 2017

Owner Occupied Housing Units	61.6%	64.4%	65.9%
Renter Occupied Housing Units	31.7%	27.9%	26.1%
Vacant Housing Units	6.7%	7.8%	8.0%

## RACE: 2017

White	91.1%	93.7%	93.6%
Black	1.9%	1.3%	1.4%
Asian or Pacific Islander	0.2%	0.5%	0.9
American Indian or Alaska Native	0.2%	0.4%	0.3%
Other Races	6.6%	4.1%	3.7%

## ETHNICITY: 2017

Hispanic	9.3%	5.3%	4.7%
Non-Hispanic	90.7%	94.7%	95.3%

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