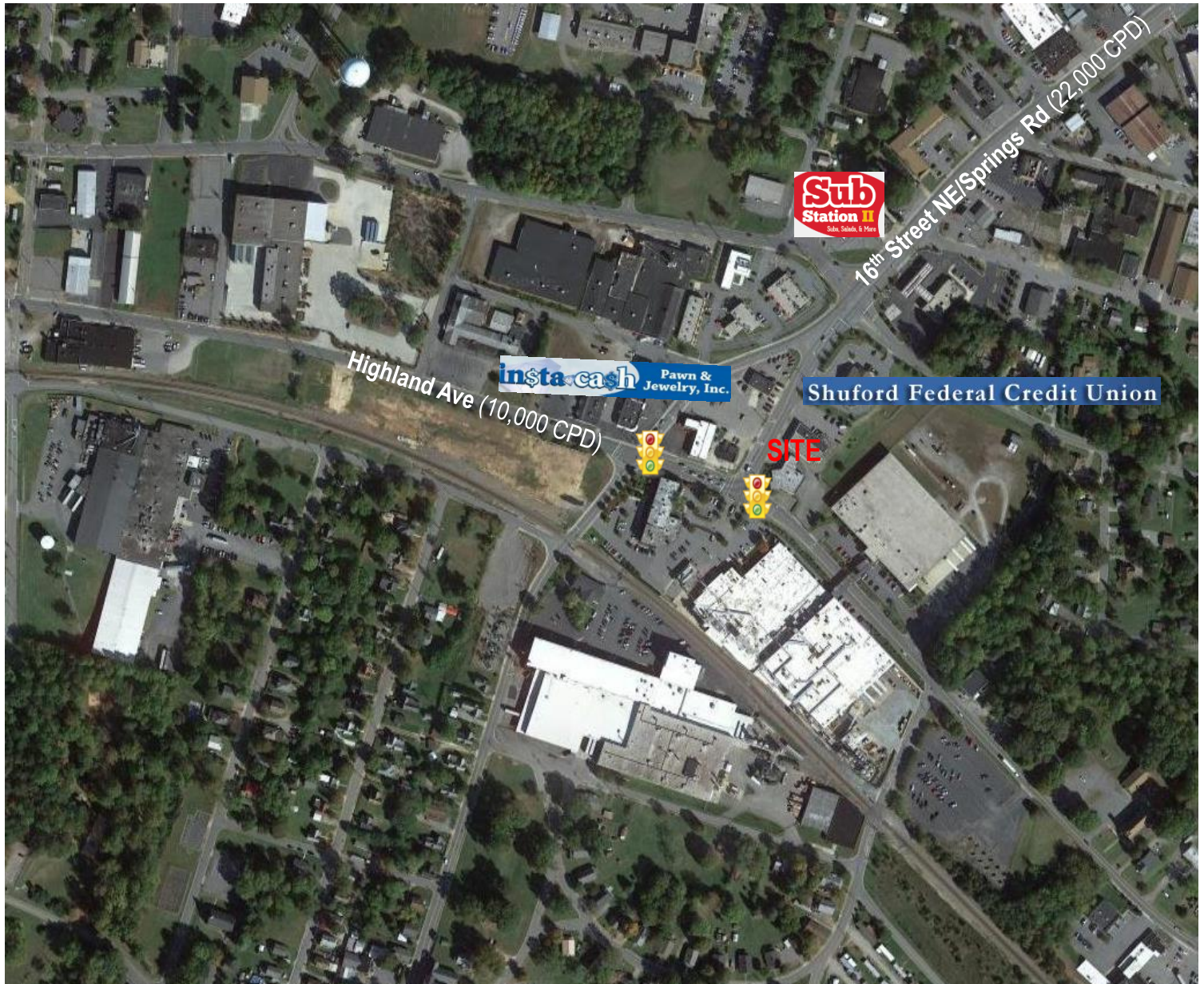


# 1.27 ACRES ON SPRINGS ROAD | HICKORY, NC

1607 HIGHLAND AVENUE HICKORY, NC 28601



## SPECIFICATIONS

Price: \$499,000

Acreage: 1.27

Zoning: C-2

Great corner lot available on Highland Avenue with frontage on Springs Road with high traffic count and stop light access. Two buildings can be purchased in as is condition.

COMMERCIAL  FIRST

Commercial Real Estate

Site Selection

**Ryan Lovern**

828.446.8266

[ryan@commercialfirst.net](mailto:ryan@commercialfirst.net)

3031 North Center Street

hickory, n c 28601

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

# SITE

1607 HIGHLAND AVENUE NE HICKORY, NC 28601



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# DEMOGRAPHICS

1607 HIGHLAND AVENUE NE HICKORY, NC 28601

	1 Mile:	3 Miles:	5 Miles:
<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%

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