

FLEX SPACE | HICKORY, NC

609 HIGHLAND AVENUE SE HICKORY, NC 28602



SPECIFICATIONS

Purchase Price: \$395,000
SF: 6,750 (3,240 SF office space)
(3,510 SF warehouse space)

Zoning: C-2

Ceiling Height: 12'

Year Built: 1998

Acres: .68



Great find in the University Mill district. Flex space with 5 executive offices, oversized conference room, break room, and warehouse space.

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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PICTURES

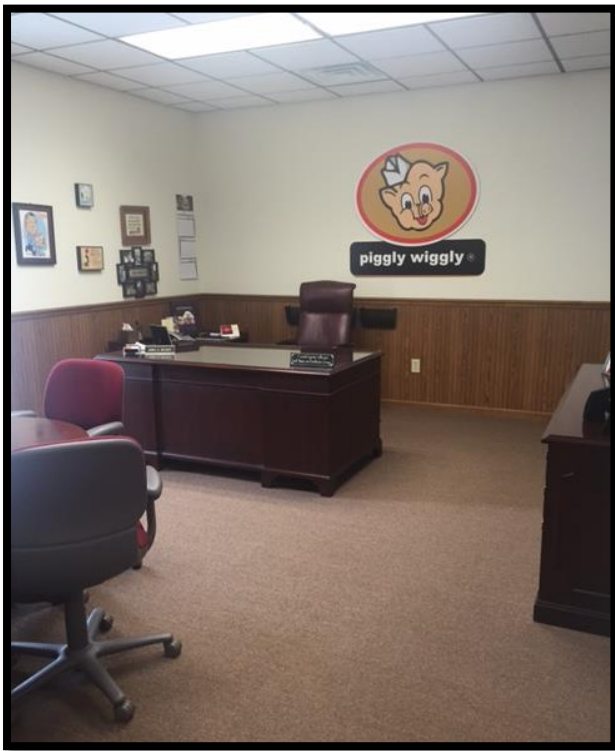
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KITCHEN AREA



CONFERENCE AREA



OFFICE



DOCK DOOR

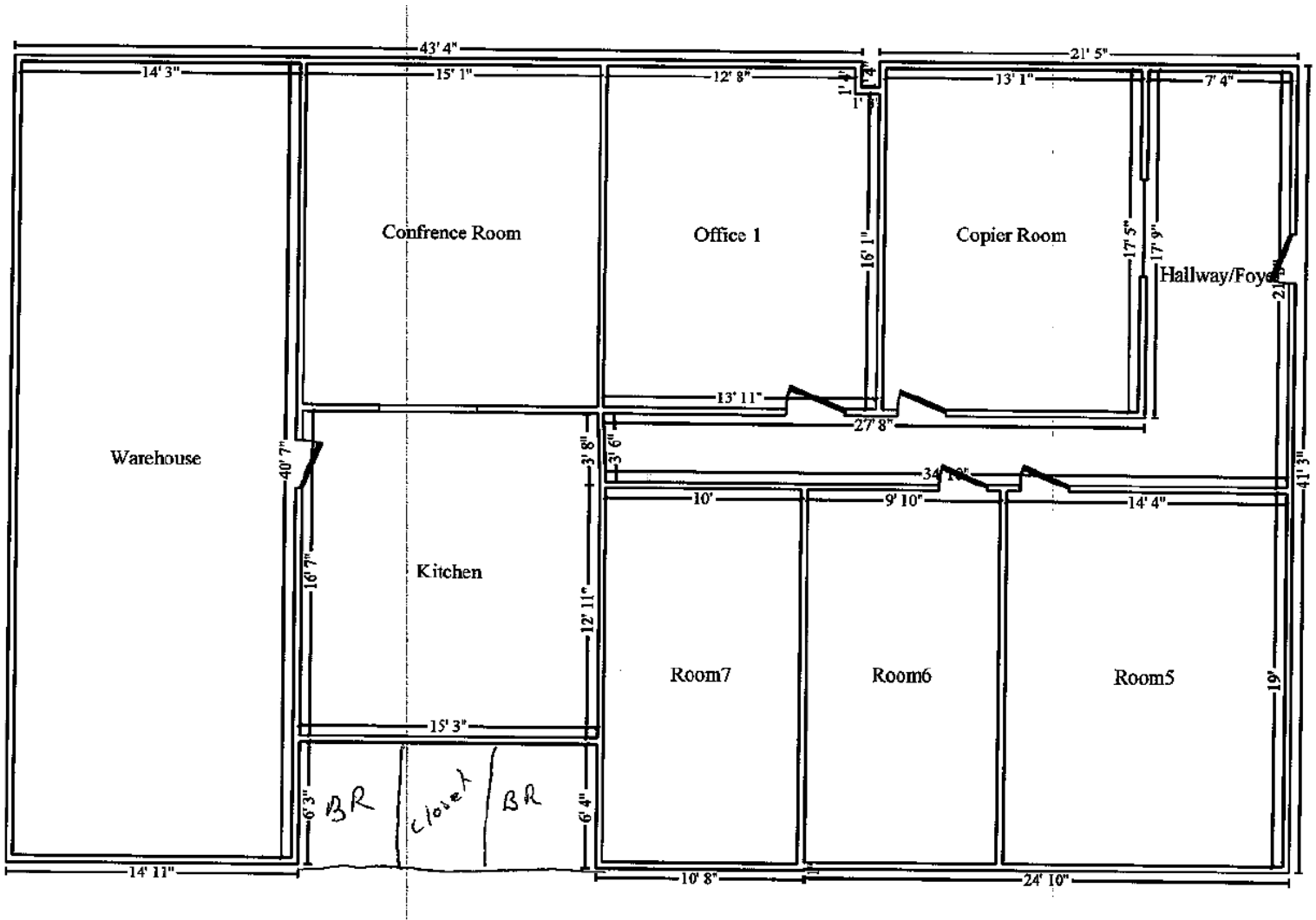
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609 HIGHLAND FLOORPLAN

609 HIGHLAND AVENUE NE HICKORY, NC 28602



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DEMOGRAPHICS

609 HIGHLAND AVENUE SE HICKORY, NC 28602

	1 Mile:	3 Miles:	5 Miles:
POPULATION:			
Total Population	6,378	33,582	68,517
Median Age	38.5	38.4	39.4
Employees	10,677	46,280	60,054
Establishments	951	3,456	4,565
INCOME:			
Median HH Income	\$38,947	\$46,959	\$51,972
Average HH Income	\$53,474	\$58,660	\$64,646
Per Capita Income	\$22,663	\$25,717	\$27,148
HOUSEHOLDS:			
Total Households	2,643	14,607	28,651
HOUSING:			
Owner Occupied Housing Units	39.5%	47.4%	57.9%
Renter Occupied Housing Units	51.8%	45.2%	35.4%
Vacant Housing Units	8.7%	7.5%	6.7%
RACE:			
White	53.7%	70.0%	76.4%
Black	35.1%	17.2%	11.1%
Asian or Pacific Islander	2.7%	3.9%	4.5%
American Indian or Alaska Native	0.2%	0.3%	0.3%
Other Races	8.4%	8.5%	7.7%
ETHNICITY:			
Hispanic	12.6%	12.9%	11.1%
Non-Hispanic	87.4%	87.1%	88.9%