

FORMER YMCA | HICKORY, NC

2254 HWY 70 SE HICKORY, NC 28602



SPECIFICATIONS

Upstairs: \$4,000/month (5,500 SF)
 Large ceilings, open rooms, ideal for fitness or gathering space.
 Connected to the Holiday Inn Express.

Downstairs: \$3,500/month (5,500 SF)
 Former YMCA facility equipped with bathrooms, showers, and a sauna. Ideal for a gym or a personal training facility.



SITE

2254 HWY 70 SE HICKORY, NC 28602



COMMERCIAL  FIRST

Commercial Real Estate | Site Selection

Ryan Lovern

828.446.8266

ryan@commercialfirst.net

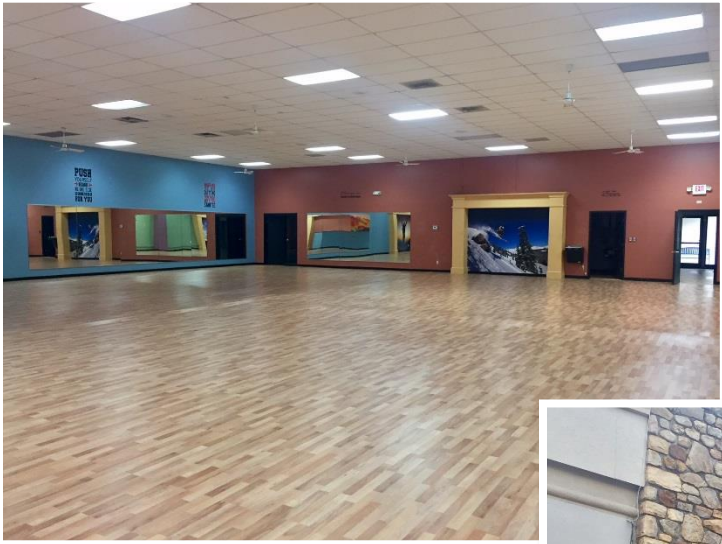
3031 North Center Street

Hickory, NC 28601

www.commercialfirst.net

PICTURES

2254 HWY 70 SE HICKORY, NC 28602



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

DEMOGRAPHICS

2254 HWY 70 SE HICKORY, NC 28602

	1 Mile:	3 Miles:	5 Miles:
POPULATION: 2018			
Total Population	1,655	13,443	67,481
Median Age	34.4	37.4	37.4
Employees	6,462	26,201	60,618
Establishments	369	1,384	4,278
INCOME: 2018			
Median HH Income	\$54,914	\$44,762	\$47,677
Average HH Income	\$58,600	\$52,592	\$56,697
Per Capita Income	\$24,417	\$20,314	\$22,893
HOUSEHOLDS: 2018			
Total Households	690	5,019	26,832
Average Household Size	2.38	2.59	2.45
HOUSING: 2018			
Owner Occupied Housing Units	47.4%	57.1%	56.6%
Renter Occupied Housing Units	37.3%	32.0%	34.5%
Vacant Housing Units	15.3%	11.0%	8.9%
RACE: 2018			
White	85.4%	76.2%	76.7%
Black	5.1%	12.4%	11.1%
American Indian, Eskimo, Aleut	0.2%	0.3%	0.3%
Asian	4.2%	4.6%	3.6%
Hawaiian or Pacific Islander	0.0%	0.0%	0.1%
Other	2.1%	4.6%	6.2%
Multirace	2.8%	1.9%	1.9%
ETHNICITY: 2018			
Hispanic	8.2%	14.6%	15.0%
Non-Hispanic	91.8%	85.4%	85.0%