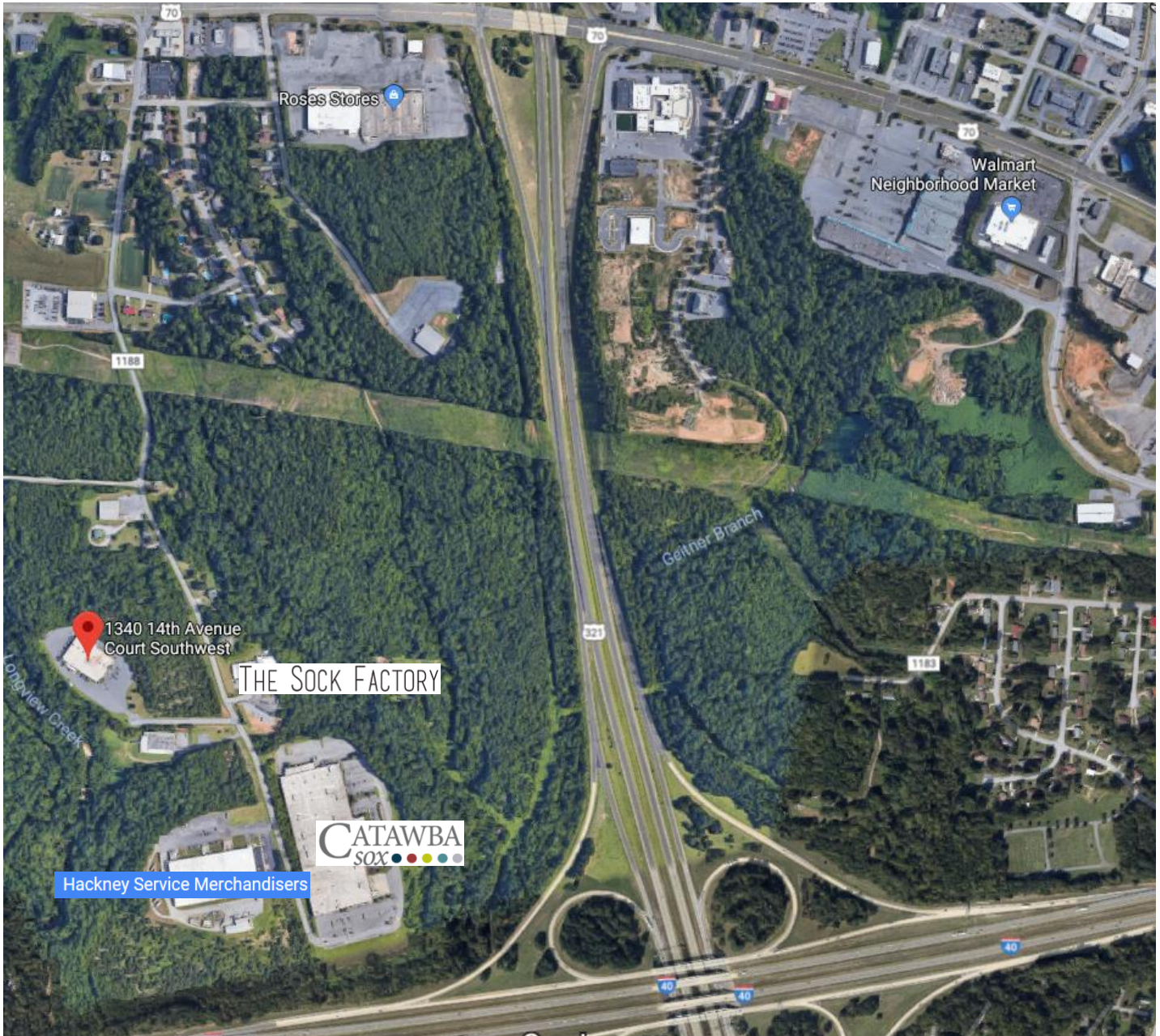


# 36K SF +/- INDUSTRIAL BUILDING | HICKORY, NC

1340 14<sup>TH</sup> AVENUE CT SW HICKORY, NC 28602



## SPECIFICATIONS

**Price:** \$10,500/month NNN

**SF:** 36,000 +/-

**Zoning:** IND

Class A industrial building available with excellent access to Hwy. 321 and I-40. 16' ceilings to the rafters (18' to ceiling). Fully sprinkled, heated/cooled.

Approximately 3,000 SF of updated office space. Building will be available January 2019.

COMMERCIAL  FIRST

Commercial Real Estate

Site Selection

**Jenny Eckard**

828.446.8266

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

3031 North Center Street

Hickory, NC 28601

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



# SITE

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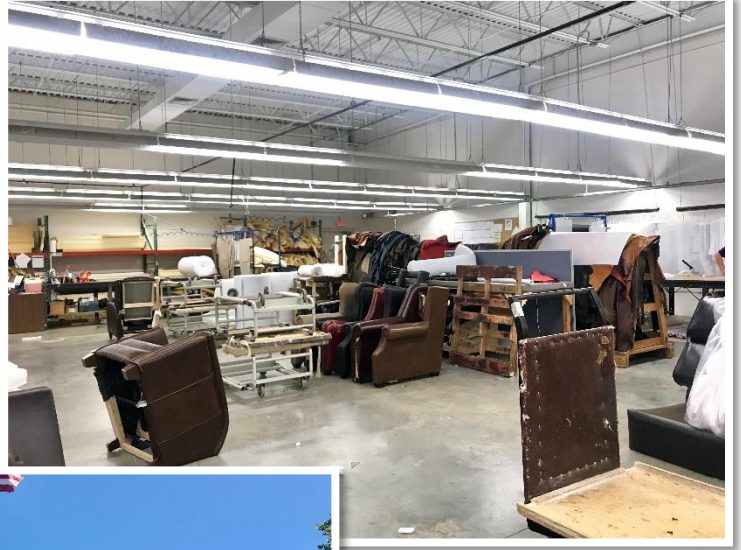
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# PICTURES

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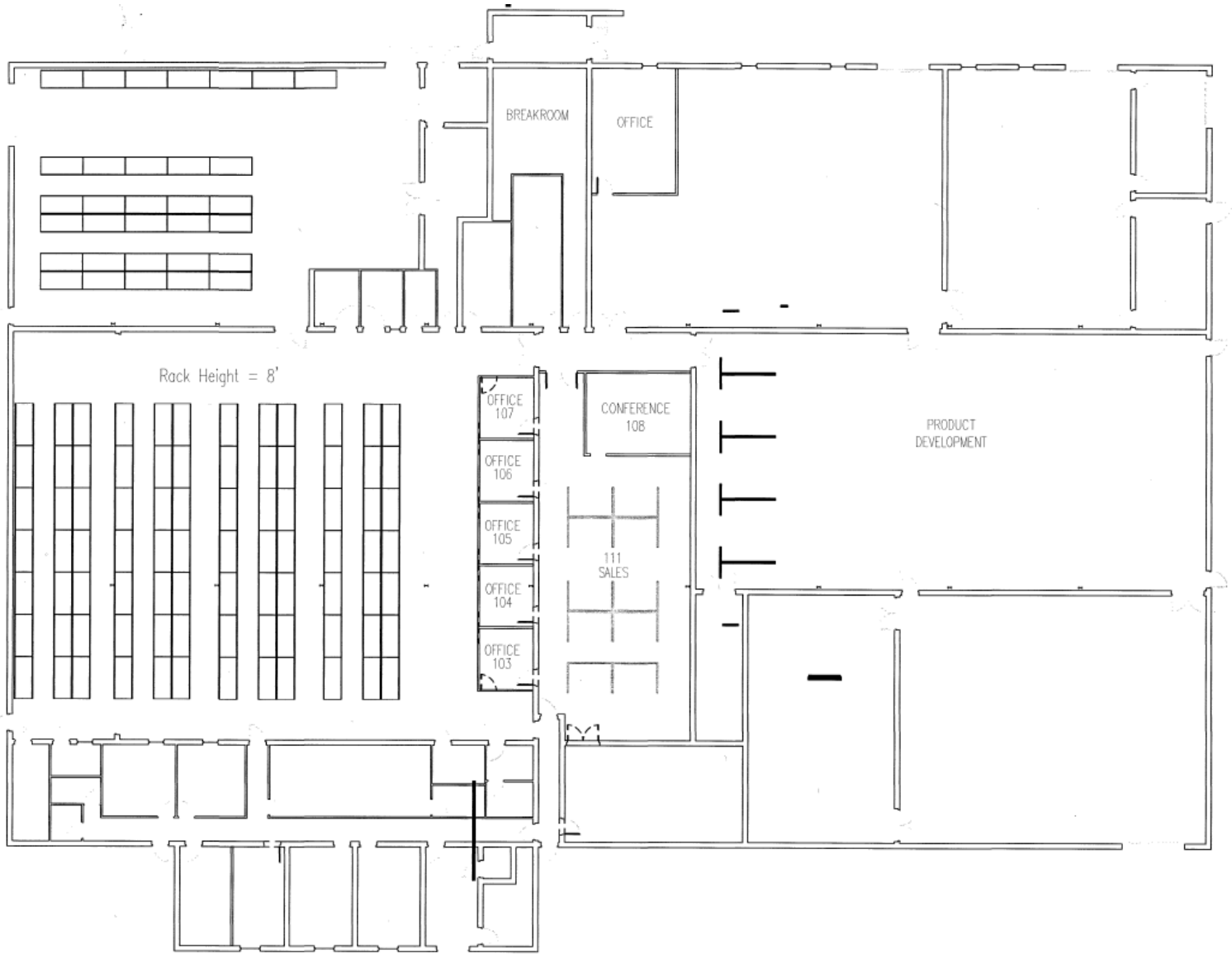
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# FLOORPLAN

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# DEMOGRAPHICS

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	<b>1 Mile:</b>	<b>3 Miles:</b>	<b>5 Miles:</b>
<b>POPULATION: 2018</b>			
Total Population	1,594	25,074	60,116
Median Age	39.3	39.4	39.4
Employees	3,883	36,938	54,786
Establishments	299	2,714	4,174
<b>INCOME: 2018</b>			
Median HH Income	\$40,695	\$46,839	\$48,612
Average HH Income	\$48,072	\$59,999	\$61,902
Per Capita Income	\$20,563	\$25,481	\$26,437
<b>HOUSEHOLDS: 2018</b>			
Total Households	682	10,556	25,551
<b>HOUSING: 2018</b>			
Owner Occupied Housing Units	55.7%	54.4%	57.0%
Renter Occupied Housing Units	38.4%	39.9%	37.8%
Vacant Housing Units	5.9%	5.7%	5.2%
<b>RACE: 2018</b>			
White	66.7%	69.3%	75.8%
Black	16.8%	18.3%	12.1%
Asian or Pacific Islander	7.8%	4.5%	4.6%
American Indian or Alaska Native	0.2%	0.3%	0.3%
Other Races	8.5%	7.6%	7.1%
<b>ETHNICITY: 2018</b>			
Hispanic	11.3%	10.7%	10.3%
Non-Hispanic	88.7%	89.3%	89.3%