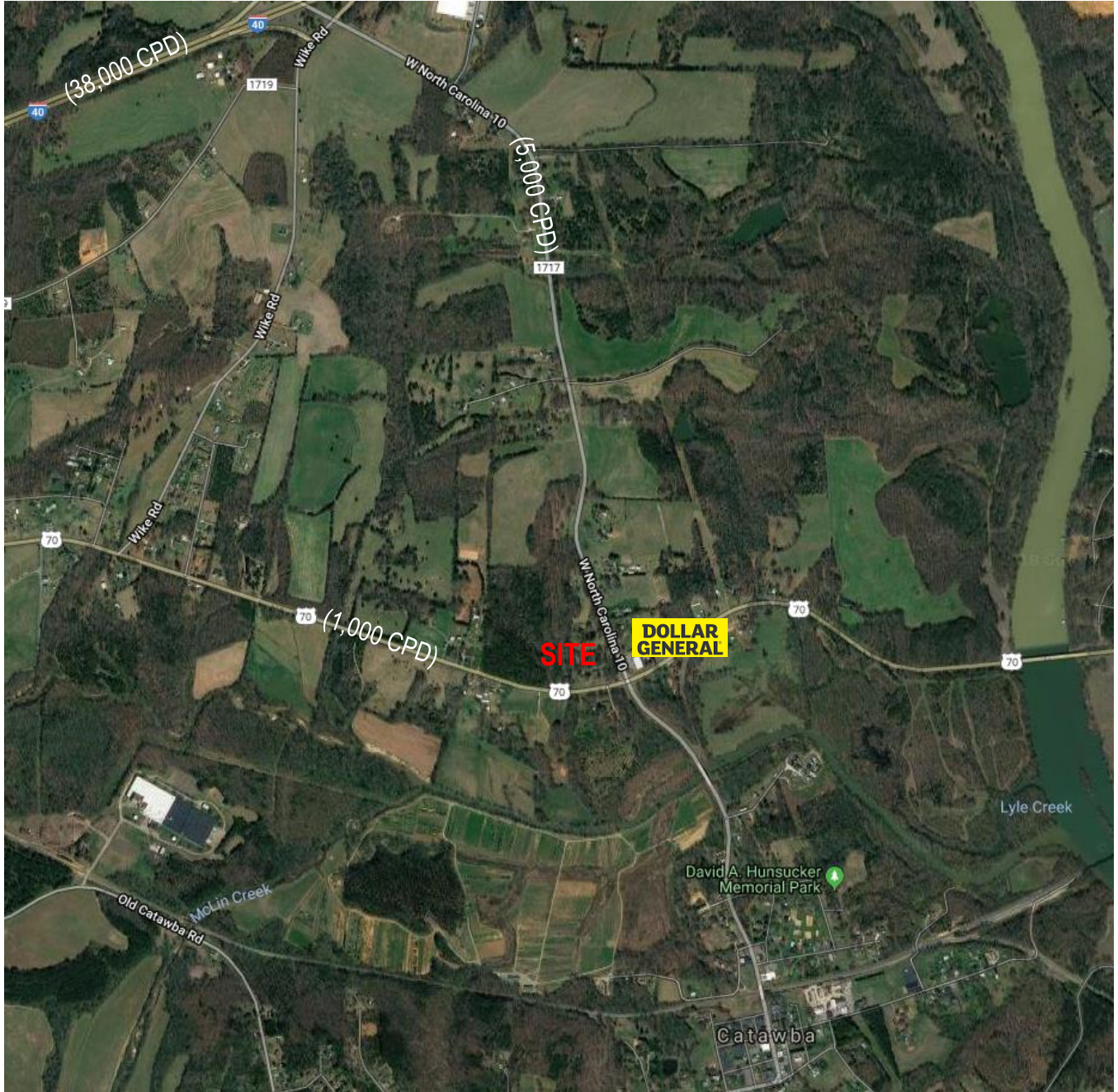


3.44 +/- ACRES ON CORNER | CATAWBA, NC

5200 E US 70 HWY CATAWBA, NC 28609



SPECIFICATIONS

Price: \$349,000

Acres: 3.44 +/-

Zoning: R-A

Corner parcel at busy intersection in Catawba with easy access to I-40. Adjacent corner to Dollar General. Only minutes from Hickory and Statesville. Perfect location for gas station, retail, or medical. Will need to be rezoned for commercial use.

COMMERCIAL  FIRST

Commercial Real Estate | Site Selection

Jenny Eckard

828.320.8989

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3031 North Center Street

Hickory, NC 28601

www.commercialfirst.net

SITE

5200 E US 70 HWY CATAWBA, NC 28609



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DEMOGRAPHICS

5200 E US 70 HWY CATAWBA, NC 28609

1 Miles:

3 Miles:

5 Miles:

POPULATION: 2018

Total Population	542	3,702	15,880
Median Age	45.4	42.7	42.5
Employees	156	887	5,380
Establishments	24	91	276

INCOME: 2018

Median HH Income	\$57,466	\$51,430	\$54,437
Average HH Income	\$55,679	\$55,238	\$65,534
Per Capita Income	\$23,312	\$22,499	\$26,274

HOUSEHOLDS: 2018

Total Households	227	1,508	6,360
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HOUSING: 2018

Owner Occupied Housing Units	71.3%	71.7%	74.5%
Renter Occupied Housing Units	17.1%	20.2%	19.0%
Vacant Housing	11.6%	8.2%	6.5%

RACE: 2018

White	79.3%	81.2%	85.1%
Black	11.6%	10.0%	6.5%
Asian or Pacific Islander	4.0%	3.5%	3.8%
American Indian or Alaska Native	0.5%	0.5%	0.4%
Other Races	4.7%	4.7%	4.2%

ETHNICITY: 2018

Hispanic	5.1%	5.3%	4.8%
Non-Hispanic	94.9%	94.7%	95.2%

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