

PROFESSIONAL BUILDING | HICKORY, NC

35 1ST AVENUE NE HICKORY, NC 28601



SPECIFICATIONS

Purchase Price: \$825,000

SF: 11,572 +/-

Acres: .38

Zoning: C-1

Year Built: 1974

Own your piece of Investment Property with on-site, covered parking in Downtown Hickory! Tenants include: David Blanton, CPA, Prodigy Voice and Data, Cabri Funeral Consultants, Concept Packaging, Jared Amos and Corey Sherrill Attorneys, Med Capital Advisors, D&D Professional Services and Home Instead.



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

35 1ST AVENUE NE HICKORY, NC 28601



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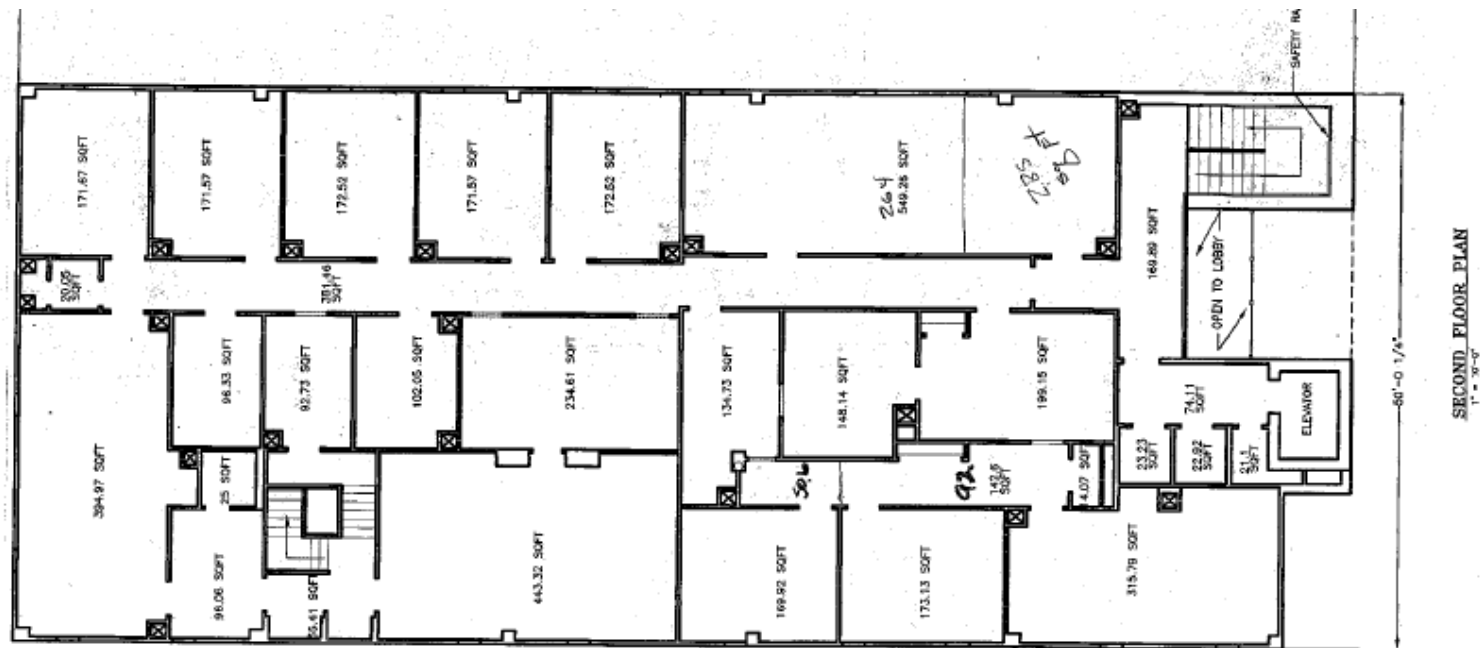
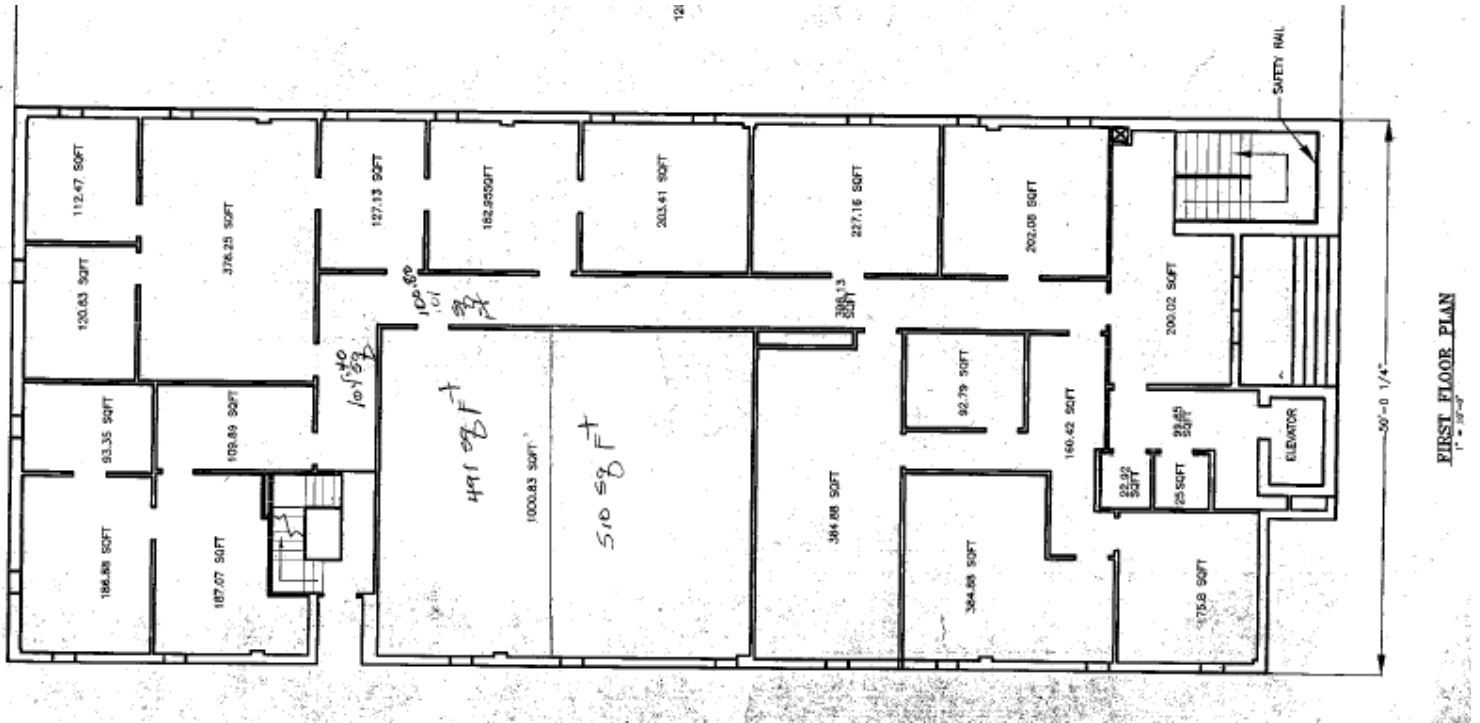
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PICTURES

35 1ST AVENUE NE HICKORY, NC 28601



PRIVATE PARKING GARAGE

CURRENT TENANTS

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DEMOGRAPHICS

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1 Miles:

3 Miles:

5 Miles:

POPULATION: 2018

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: 2018

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: 2018

Total Households	2,643	14,607	28,651
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HOUSING: 2018

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: 2018

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: 2018

Hispanic	12.6%	12.9%	11.1%
Non-Hispanic	87.4%	87.1%	88.9%

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