

# 2.36 +/- ACRES ON STARTOWN ROAD | HICKORY, NC

STARTOWN ROAD HICKORY, NC 28602



## SPECIFICATIONS

Price: \$995,000

Acreage: 2.36 +/-

Zoning: C-3

Topography: Rolling

Land located just off Hwy 70 and McDonald Pkwy at the cut through to Catawba Valley Blvd. Over 300' +/- road frontage on Startown Road. Located in the retail hub of Hickory MSA with a population of over 350,000 people.

Future site for 300 +/- Apartments  
& 20,000 +/- SF of commercial  
buildings

COMMERCIAL  FIRST

Commercial Real Estate

Site Selection

Ryan Lovern

828.446.8266

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3031 North Center Street

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# SITE

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# DEMOGRAPHICS

STARTOWN ROAD HICKORY, NC 28602

	1 Mile:	3 Miles:	5 Miles:
<b>POPULATION: 2017</b>			
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
<b>INCOME: 2017</b>			
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
<b>HOUSEHOLDS: 2017</b>			
Total Households	690	5,019	26,832
Average Household Size	2.38	2.59	2.45
<b>HOUSING: 2017</b>			
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%
<b>RACE: 2017</b>			
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%
<b>ETHNICITY: 2017</b>			
Hispanic	8.2%	14.6%	15.0%
Non-Hispanic	91.8%	85.4%	85.0%

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