

# RETAIL SPACE ON HWY 70 | HICKORY, NC

2115 HWY 70 SE HICKORY, NC 28602



## SPECIFICATIONS

Price: \$33/SF NNN + CAM

SF: 4,510 +/- SF

Year Built: 2016

Zoning: C-3



Located right in the heart of Hwy. 70 across from Valley Hills Mall and beside of the new McDonalds....THE most desirable retail area in the Hickory MSA. Easy access from I-40 exits 125 or 126. Premier spot...will not last!

COMMERCIAL  FIRST

Commercial Real Estate | Site Selection

Jenny Eckard

828.320.8989

jenny@commercialfirst.net

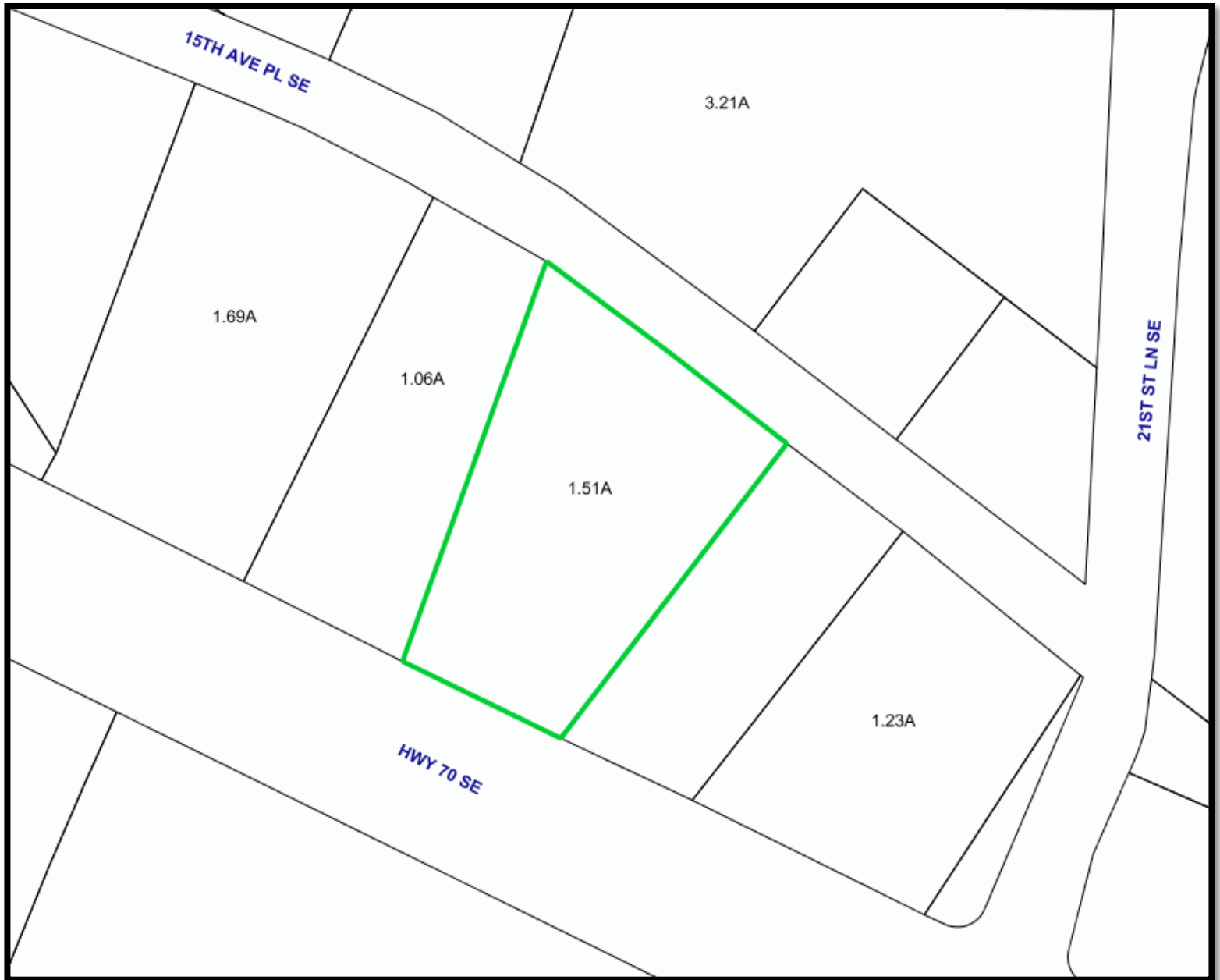
3031 North Center Street

Hickory, NC 28601

www.commercialfirst.net

# SITE

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# DEMOGRAPHICS

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	1 Miles:	3 Miles:	5 Miles:
<b>POPULATION:</b>			
Total Population	1,396	19,251	69,389
Median Age	35.5	36.5	39.3
Employees	8,803	40,812	76,481
Total Businesses	476	2,255	4,489
<b>INCOME:</b>			
Median HH Income	\$38,071	\$33,667	\$38,420
Average HH Income	\$52,660	\$45,199	\$55,686
Per Capita Income	\$23,037	\$18,651	\$22,990
<b>HOUSEHOLDS:</b>			
Total Households	701	7,268	27,830
Average Household Size	1.99	2.53	2.43
<b>HOUSING:</b>			
Owner Occupied Dwellings	31.3%	41.9%	51.3%
Renter Occupied Dwellings	55.0%	46.2%	38.4%
Vacant Dwellings	13.9%	11.9%	10.3%
<b>RACE:</b>			
White	70.8%	63.7%	73.9%
Black	10.7%	19.3%	12.1%
American Indian, Eskimo, Aleut	0.4%	0.4%	0.3%
Asian	10.5%	5.2%	4.6%
Hawaiian or Pacific Islander	0.1%	0.1%	0.1%
Other	5.4%	8.6%	6.3%
Multirace	2.1%	2.8%	2.7%
<b>ETHNICITY:</b>			
Hispanic	12.0%	17.7%	13.0%
Non-Hispanic	88.0%	82.3%	87.0%

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