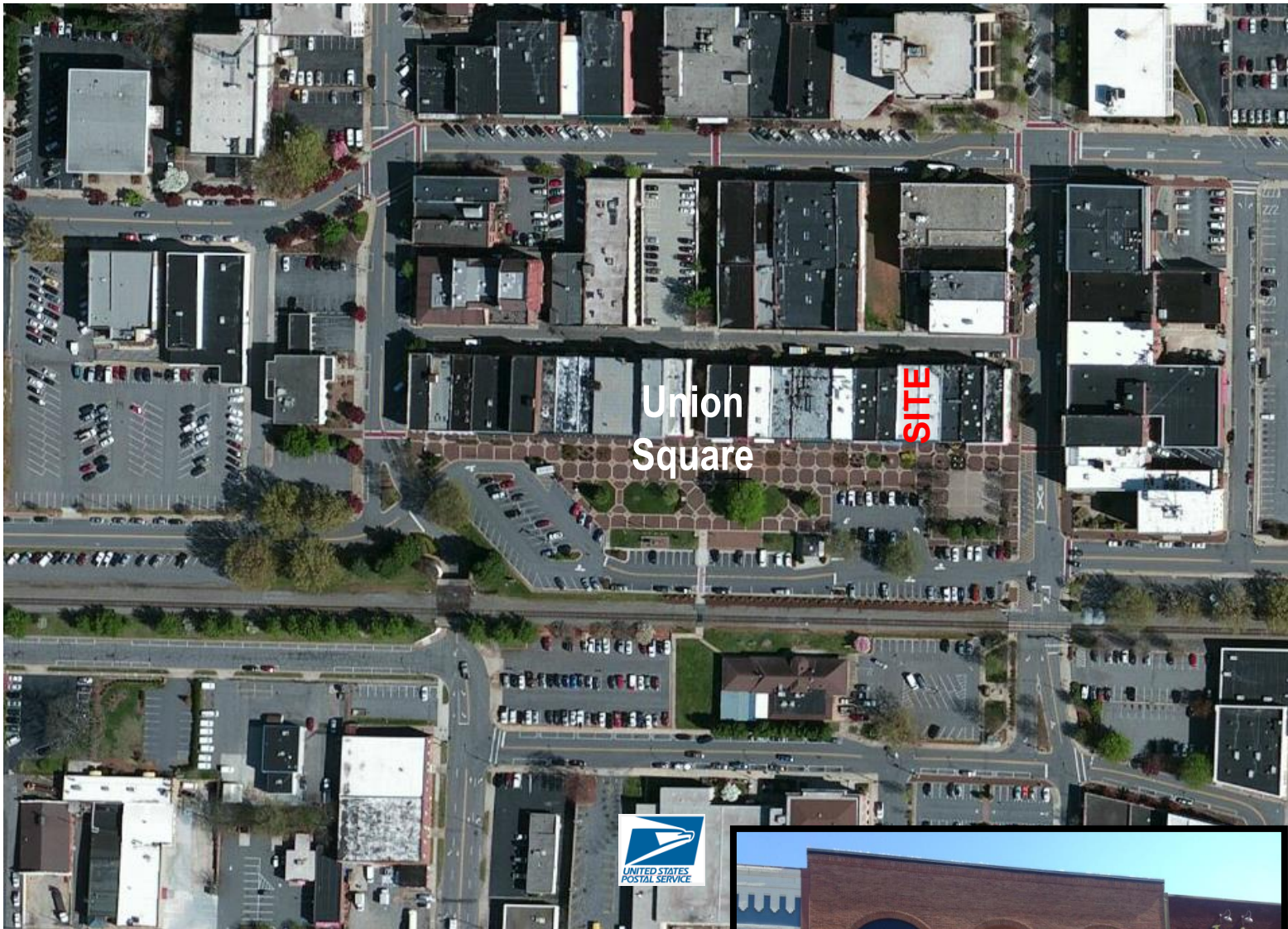


DOWNTOWN OFFICE SPACE | HICKORY, NC

208 UNION SQUARE (2nd Level Office Suite) HICKORY, NC 28601



SPECIFICATIONS

Price: \$2,900/month (upper level suite)

SF: 4,500 +/- (includes hallways and both rooms)

Zoning: C-1

Executive Office space available in Downtown Hickory. Second level space has beautiful windows overlooking Union square. Building has elevator for easy access to space. Tenant pays all utilities.



COMMERCIAL  FIRST

Commercial Real Estate | Site Selection

Ryan Lovern

828.446.8266

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3031 North Center Street

Hickory, NC 28601

www.commercialfirst.net

SITE

208 UNION SQUARE HICKORY, NC 28601



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PICTURES

208 UNION SQUARE HICKORY, NC 28601



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DEMOGRAPHICS

208 UNION SQUARE HICKORY, NC 28601

1 Miles:

3 Miles:

5 Miles:

POPULATION: 2017

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: 2017

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: 2017

Total Households	2,643	14,607	28,651
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HOUSING: 2017

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: 2017

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: 2017

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

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