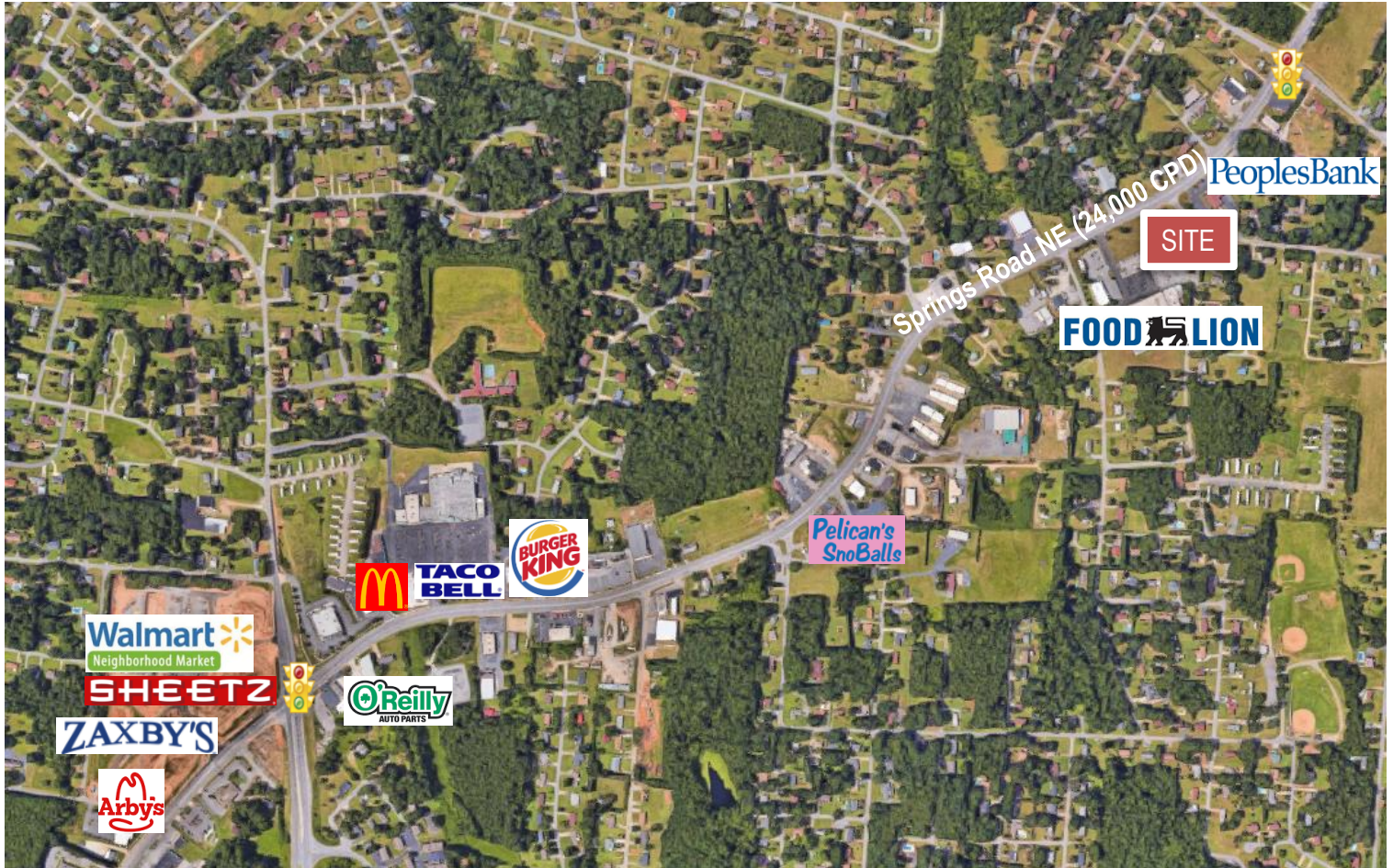


FORMER BANK BRANCH | HICKORY, NC

3244 SPRINGS ROAD NE HICKORY, NC 28601



SPECIFICATIONS

REDUCED Price: \$333,500

SF: 2,940 +/-

Zoning: CC-2

Year Built: 2000

Acres: 1.03

Former bank branch situated at the intersection of 25th Ave NE and Springs Road NE. 9,800 average daily traffic with street access from both roads. Site sits in front of a strip mall featuring a Food Lion, two restaurants, and a barber shop. Surrounded by residential neighborhoods and positioned across the street from a Peoples Bank branch



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

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DEMOGRAPHICS

3244 SPRINGS ROAD NE HICKORY, NC 28601

	1 Mile:	3 Miles:	5 Miles:
POPULATION: 2017			
Total Population	4,242	31,843	68,507
Median Age	40.3	37.5	39.3
Employees	1,817	20,475	52,201
Establishments	172	1,391	3,967
INCOME: 2017			
Median HH Income	\$49,424	\$46,025	\$52,794
Average HH Income	\$63,526	\$58,155	\$66,427
Per Capita Income	\$25,702	\$24,103	\$27,638
HOUSEHOLDS: 2017			
Total Households	1,715	13,148	28,377
HOUSING: 2017			
Owner Occupied Housing Units	66.1%	56.9%	59.7%
Renter Occupied Housing Units	28.6%	37.4%	34.0%
Vacant Housing Units	5.3%	5.7%	6.2%
RACE: 2017			
White	76.7%	76.0%	76.6%
Black	5.6%	8.7%	10.5%
American Indian, or Alaska Native	0.7%	0.4%	0.3%
Asian or Pacific Islander	5.6%	4.6%	4.6%
Other	11.4%	10.2%	8.1%
ETHNICITY: 2017			
Hispanic	15.8%	15.2%	12.0%
Non-Hispanic	84.2%	84.8%	88.0%