

HWY 70 PROFESSIONAL OFFICE | HILDEBRAN, NC

605 US HWY 70 W. HILDEBRAN, NC 28637



SPECIFICATIONS

REDUCED!!: \$65,000

Lease Price: \$1,200

SF: 1,743 +/-

Acres: .43 +/-

Year Built: 1950

Office with tons of character located in the heart of Hildebran. Would make an excellent medical or professional office. Convenient to I-40.



COMMERCIAL  FIRST

Commercial Real Estate | Site Selection

Jenny Eckard

828.320.8989

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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:

POPULATION: 2017

Total Population	1,600	14,538	39,698
Median Age	43.2	41.4	41.3
Employees	2,071	7,236	28,113
Establishments	163	583	2,010

INCOME: 2017

Median HH Income	\$32,387	\$32,695	\$36,488
Average HH Income	\$42,419	\$43,385	\$51,231
Per Capita Income	\$17,047	\$17,222	\$20,413

HOUSEHOLDS: 2017

Total Households	655	5,753	15,885
Average Household Size	2.44	2.52	2.49

HOUSING: 2017

Owner Occupied Housing Units	57.9%	58.4%	58.1%
Renter Occupied Housing Units	27.9%	28.5%	29.8%
Vacant Housing Units	14.2%	13.1%	12.1%

RACE: 2017

White	91.1%	83.9%	81.2%
Black	1.5%	4.8%	8.3%
American Indian, Eskimo, Aleut	0.3%	0.3%	0.3%
Asian	3.9%	5.6%	4.5%
Hawaiian or Pacific Islander	0.1%	0.0%	0.0%
Other	1.8%	3.4%	3.5%
Multirace	1.4%	2.0%	2.1%

ETHNICITY: 2010

Hispanic	3.4%	6.0%	6.4%
Non-Hispanic	96.6%	94.0%	93.6%

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