

INDUSTRIAL PROPERTY IN LONGVIEW - HICKORY, NC

3731 & 3727 1ST AVENUE SW HICKORY, NC 28602



SPECIFICATIONS

REDUCED Price: \$349,995

Acres: 3.78 +/-



Redevelopment Opportunity! Building and land on 1st Avenue SW in Longview.

This property is located in an Opportunity Zone.

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

AERIAL

3731 & 3727 1ST AVENUE SW HICKORY, NC 28602

Building 1: 15,000 +/- SF
Building 2: 15,864 +/- SF
Building 3: 6,400 +/- SF



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DEMOGRAPHICS

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1 Mile:

3 Miles:

5 Miles:

POPULATION:

Total Population	2,980	19,335	53,242
Median Age	41.3	40.8	40.1
Employees	2,197	20,480	45,407
Establishments	139	1,313	3,637

INCOME:

Median HH Income	\$38,709	\$46,267	\$49,551
Average HH Income	\$44,954	\$58,167	\$62,962
Per Capita Income	\$19,451	\$25,041	\$26,853

HOUSEHOLDS:

Total Households	1,289	8,296	22,595
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HOUSING:

Owner Occupied Housing Units	57.8%	58.7%	60.0%
Renter Occupied Housing Units	35.3%	35.2%	34.3%
Vacant Housing Units	6.9%	6.1%	5.7%

RACE:

White	76.6%	76.5%	77.8%
Black	8.9%	10.3%	11.2%
Asian or Pacific Islander	6.2%	5.5%	4.2%
American Indian or Alaska Native	0.4%	0.4%	0.3%
Other Races	7.9%	7.4%	6.6%

ETHNICITY:

Hispanic	8.5%	8.9%	9.2%
Non-Hispanic	91.5%	91.1%	90.8%

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