

PRIME RETAIL LAND AVAILABLE | HICKORY, NC

2151 21ST STREET LANE SE HICKORY, NC 28602



SPECIFICATIONS

Price: \$4,000,000

Acres: 11.24

Zoning: C-3

Topography: Rolling

Prime retail site for development with I-40 frontage and access from McDonald Pkwy. and LR Blvd. Located in the retail hub of Hickory MSA with a population of more than 350,000 people. This is the last remaining piece of property that would connect exit 125 and 126. New Hobby Lobby and Sheetz just built on adjacent property.

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

2151 21ST STREET LANE SE HICKORY, NC 28602



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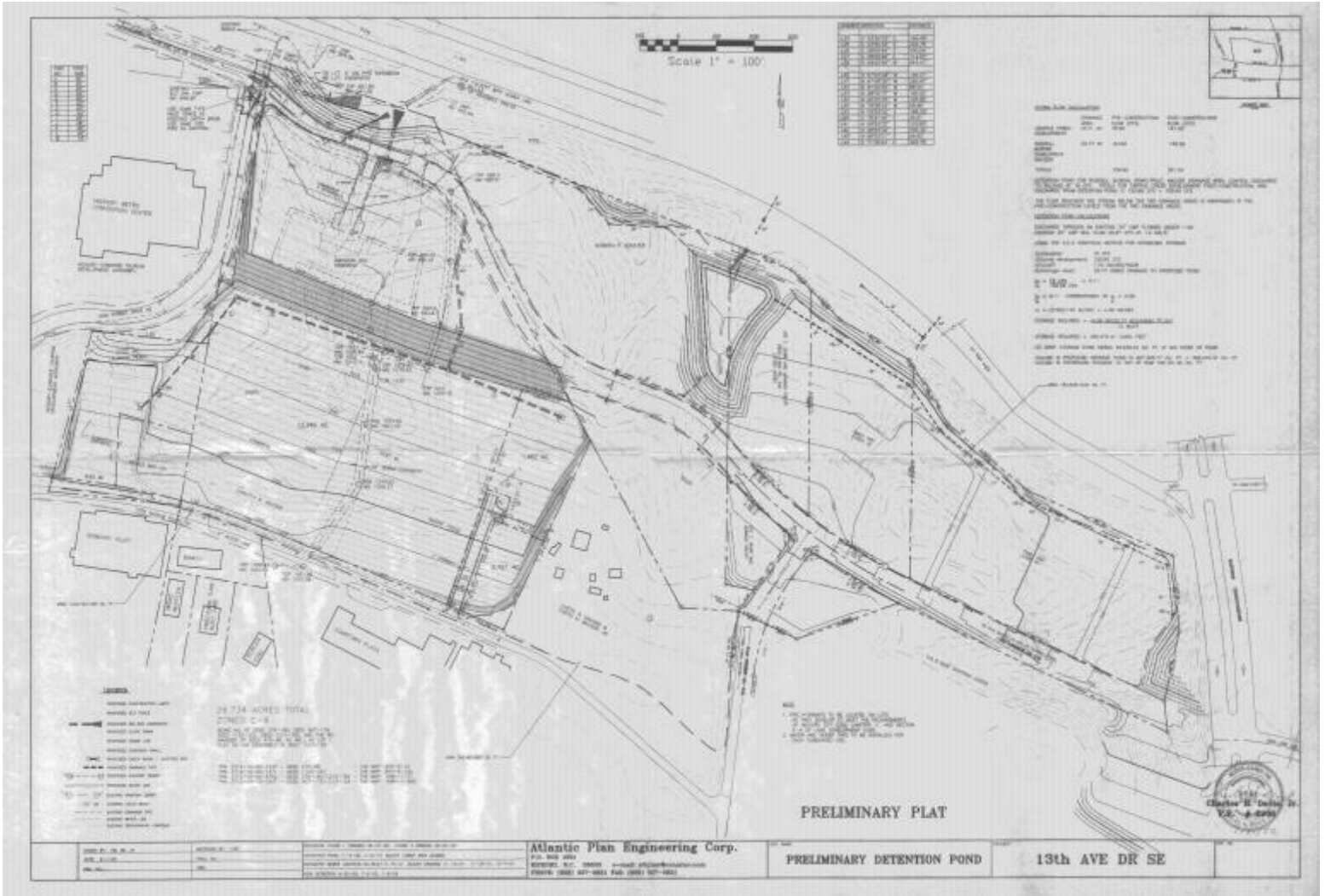
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Survey

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DEMOGRAPHICS

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| | 1 Miles: | 3 Miles: | 5 Miles: |
|--------------------------------|-----------------|-----------------|-----------------|
| POPULATION: 2016 | | | |
| 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 |
| INCOME: 2016 | | | |
| 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 |
| HOUSEHOLDS: 2016 | | | |
| Total Households | 701 | 7,268 | 27,830 |
| Average Household Size | 1.99 | 2.53 | 2.43 |
| HOUSING: 2016 | | | |
| 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% |
| RACE: 2016 | | | |
| 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% |
| ETHNICITY: 2016 | | | |
| Hispanic | 12.0% | 17.7% | 13.0% |
| Non-Hispanic | 88.0% | 82.3% | 87.0% |