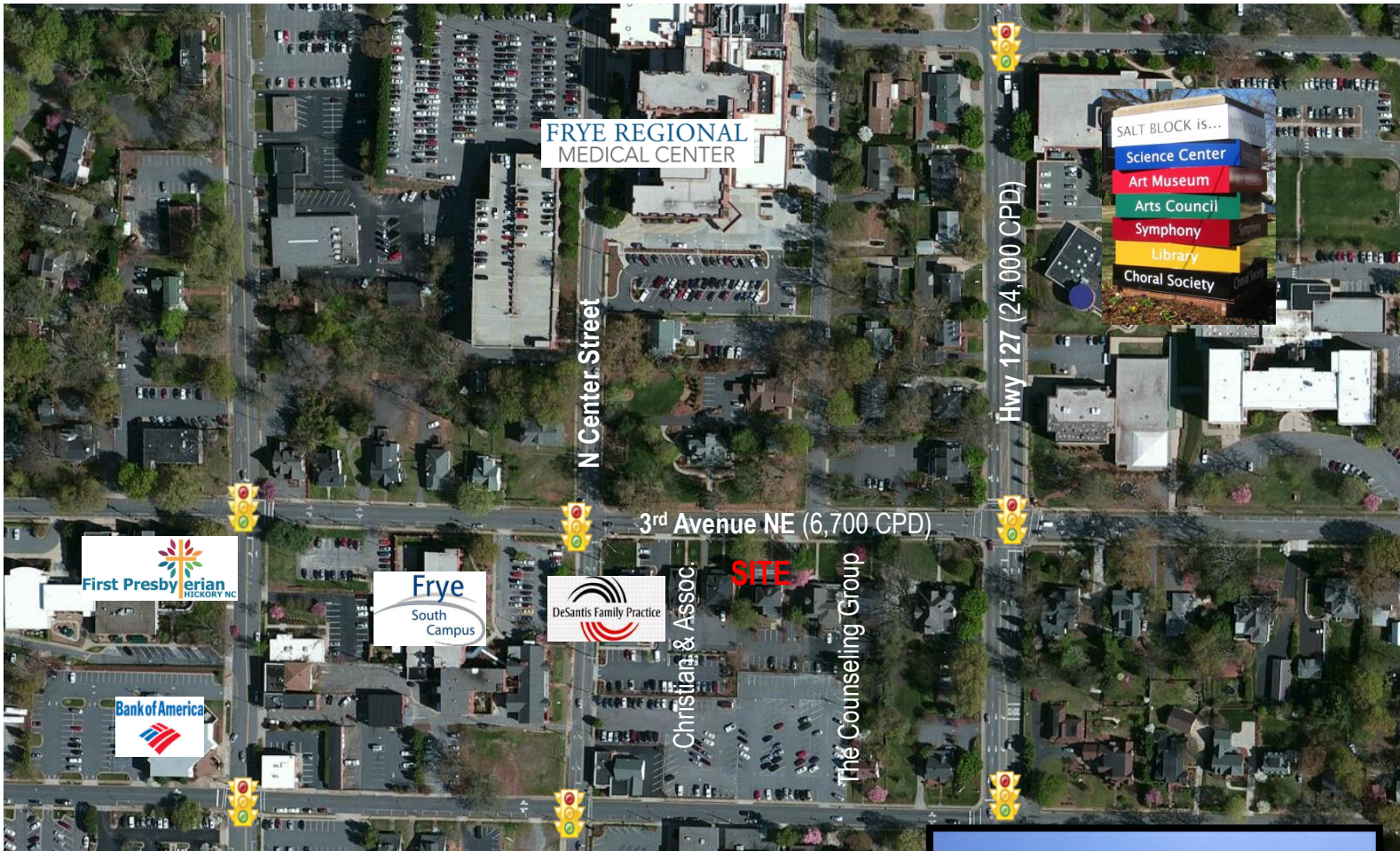


HISTORIC DOWNTOWN BUILDING I HICKORY, NC

26 3RD AVENUE NE HICKORY, NC 28601



SPECIFICATIONS

Price: \$372,000

SF: 1,942 +/- (1,048 +/- SF in basement)

Zoning: OI

Acres: .46

Year Built: 1912

Beautiful historic home that has been renovated into a salon/spa would be excellent for a similar business, retail, or office. Tons of character with a beautiful front porch. Shared parking in the rear provides plenty of parking for clients. Building is registered with the National Register of Historic Places and is located on 3rd Avenue in Downtown Hickory across from the Harper House/Hickory History Center. Just one block from Hwy. 127, Frye Regional Medical Center, and the Salt Block.



COMMERCIAL  FIRST

Commercial Real Estate

Site Selection

Jenny Eckard

828.320.8989

jenny@commercialfirst.net

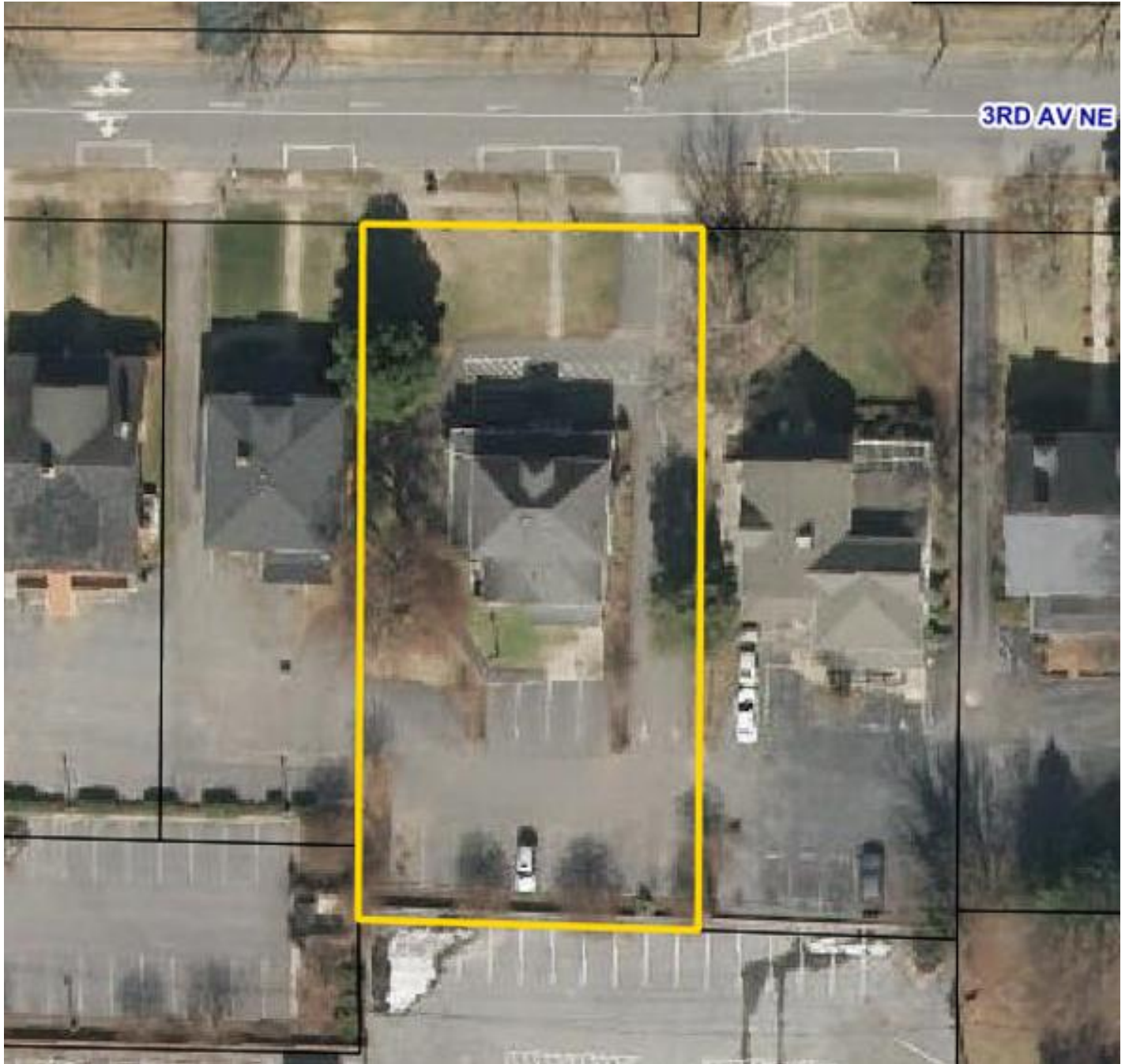
3031 North Center Street

hickory, n c 28601

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SITE

26 3RD AVENUE NE HICKORY, NC 28601



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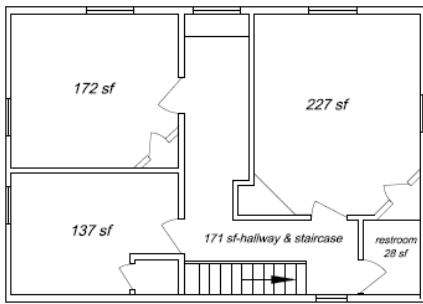
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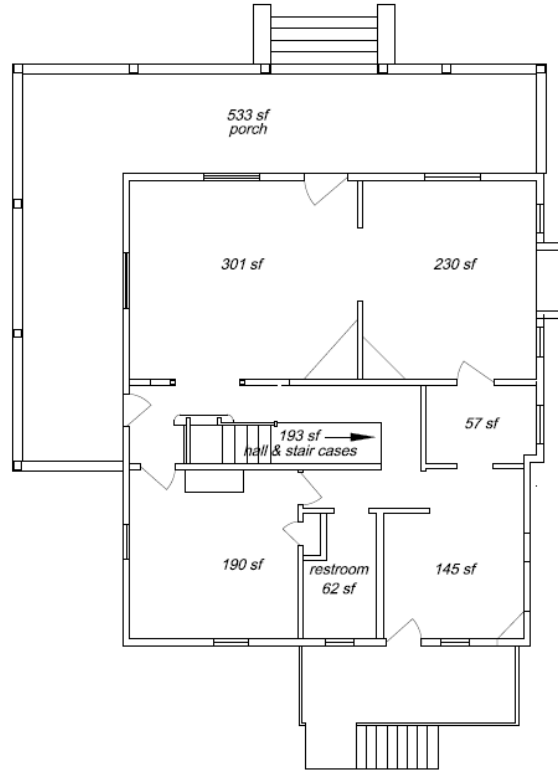
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FLOOR PLAN

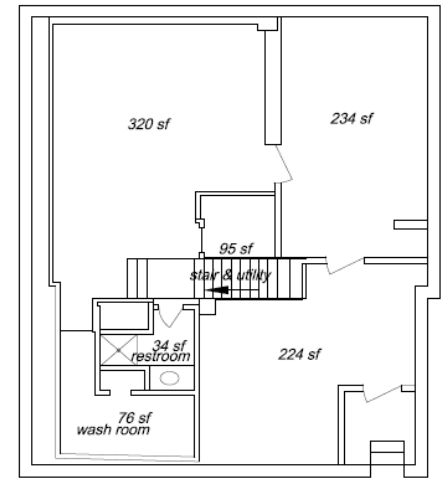
26 3RD AVENUE NE HICKORY, NC 28601



2nd Floor Plan
764 sf(gross area)



1st Floor Plan
1178 sf(gross area-not including porch)



Basement Floor Plan
1048 sf(gross area)

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PICTURES

26 3RD AVENUE NE HICKORY, NC 28601



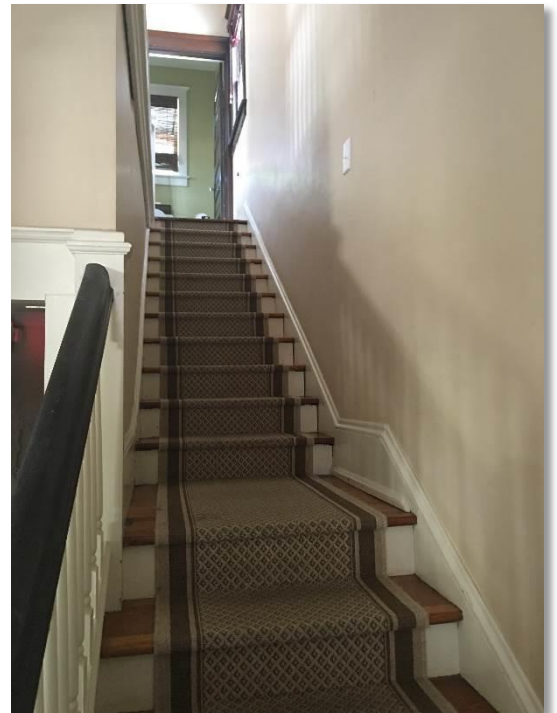
RECEPTION/LOBBY



REAR OF BUILDING



OFFICE



STAIRWAY

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DEMOGRAPHICS

26 3RD AVENUE NE HICKORY, NC 28601

	1 Mile:	3 Miles:	5 Miles:
POPULATION: 2017			
Total Population	6,737	36,129	69,415
Median Age	37.4	38.6	39.5
Employees	10,931	45,921	59,811
Establishments	1,048	3,443	4,556
INCOME: 2017			
Median HH Income	\$44,335	\$48,197	\$52,174
Average HH Income	\$62,841	\$60,284	\$64,944
Per Capita Income	\$26,588	\$26,488	\$27,278
HOUSEHOLDS: 2017			
Total Households	2,790	15,763	29,034
HOUSING: 2017			
Owner Occupied Housing Units	40.6%	48.2%	58.1%
Renter Occupied Housing Units	51.3%	44.5%	35.1%
Vacant Housing Units	8.1%	7.4%	6.8%
RACE: 2017			
White	64.3%	71.2%	76.7%
Black	25.4%	16.4%	10.8%
Asian or Pacific Islander	2.2%	4.0%	4.4%
American Indian or Alaska Native	0.2%	0.3%	0.3%
Other Races	7.8%	8.2%	7.6%
ETHNICITY: 2017			
Hispanic	12.4%	12.4%	11.1%
Non-Hispanic	87.6%	87.6%	88.9%

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