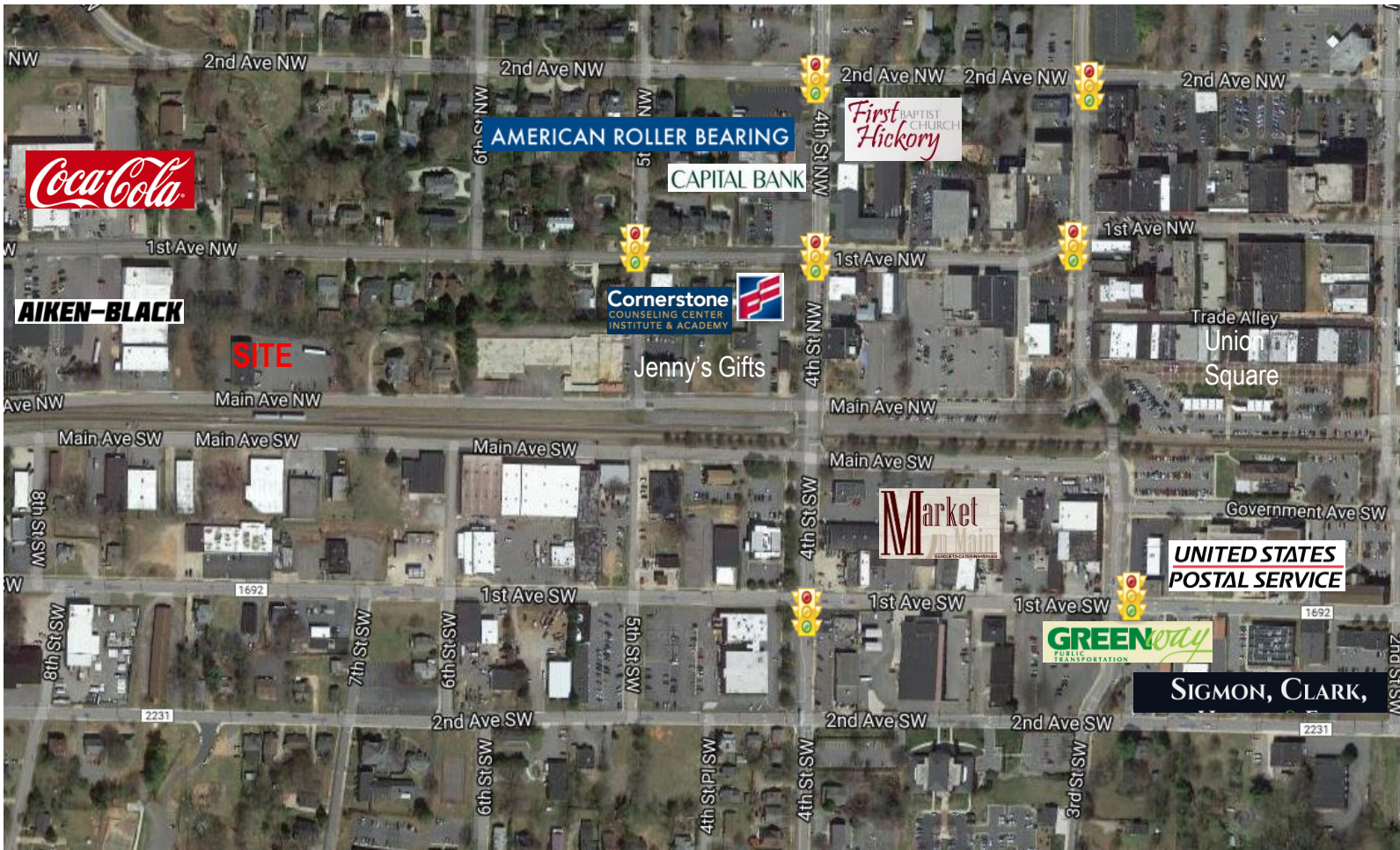


DOWNTOWN WAREHOUSE & OFFICE SPACE | HICKORY, NC

706 MAIN AVENUE NW HICKORY, NC 28601



SPECIFICATIONS

Price: \$2,750/month

SF: 11,000 +/- (5,500 upstairs and downstairs)

Zoning: C-2

Acres: 1.27 +/-

Abundant parking and storage in this warehouse in Downtown Hickory! Office space has hardwood flooring And natural light. Well suited for a construction company or trade business.



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

706 MAIN AVENUE NW HICKORY, NC 28601



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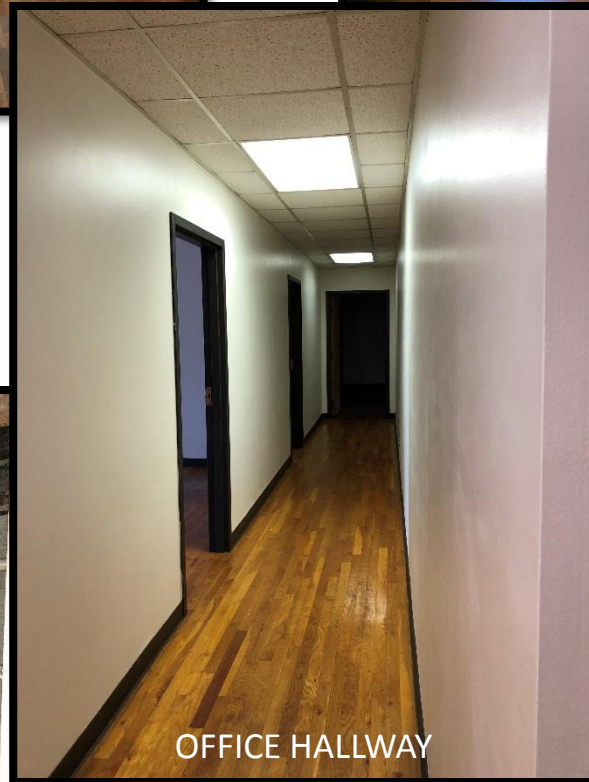
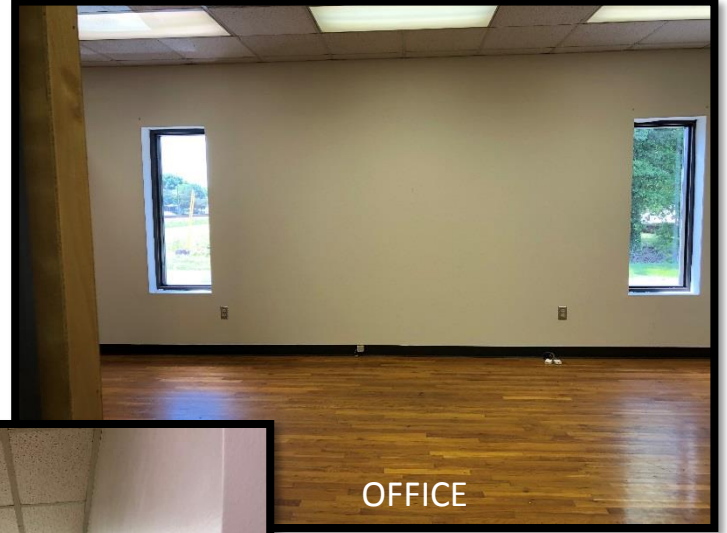
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PICTURES

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DEMOGRAPHICS

706 MAIN AVENUE NW HICKORY, NC 28601

	1 Mile:	3 Miles:	5 Miles:
POPULATION:			
Total Population	6,243	33,615	68,766
Median Age	39.0	38.7	39.5
Employees	11,193	44,012	59,702
Establishments	956	3,347	4,559
INCOME:			
Median h h Income	\$41,871	\$47,768	\$52,228
Average HH Income	\$58,833	\$59,344	\$64,770
Per Capita Income	\$25,178	\$25,909	\$27,237
HOUSEHOLDS:			
Total Households	2,623	14,563	28,795
HOUSING:			
Owner Occupied Housing Units	40.9%	48.8%	57.9%
Renter Occupied Housing Units	50.7%	43.7%	35.3%
Vacant Housing Units	8.5%	7.5%	6.8%
RACE:			
White	56.8%	70.8%	76.8%
Black	31.2%	16.8%	11.0%
Asian or Pacific Islander	3.1%	3.9%	4.5%
American Indian or Alaska Native	0.2%	0.3%	0.3%
Other Races	8.8%	8.3%	7.4%
ETHNICITY:			
Hispanic	12.1%	12.5%	10.7%
Non-Hispanic	87.9%	87.5%	89.3%

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