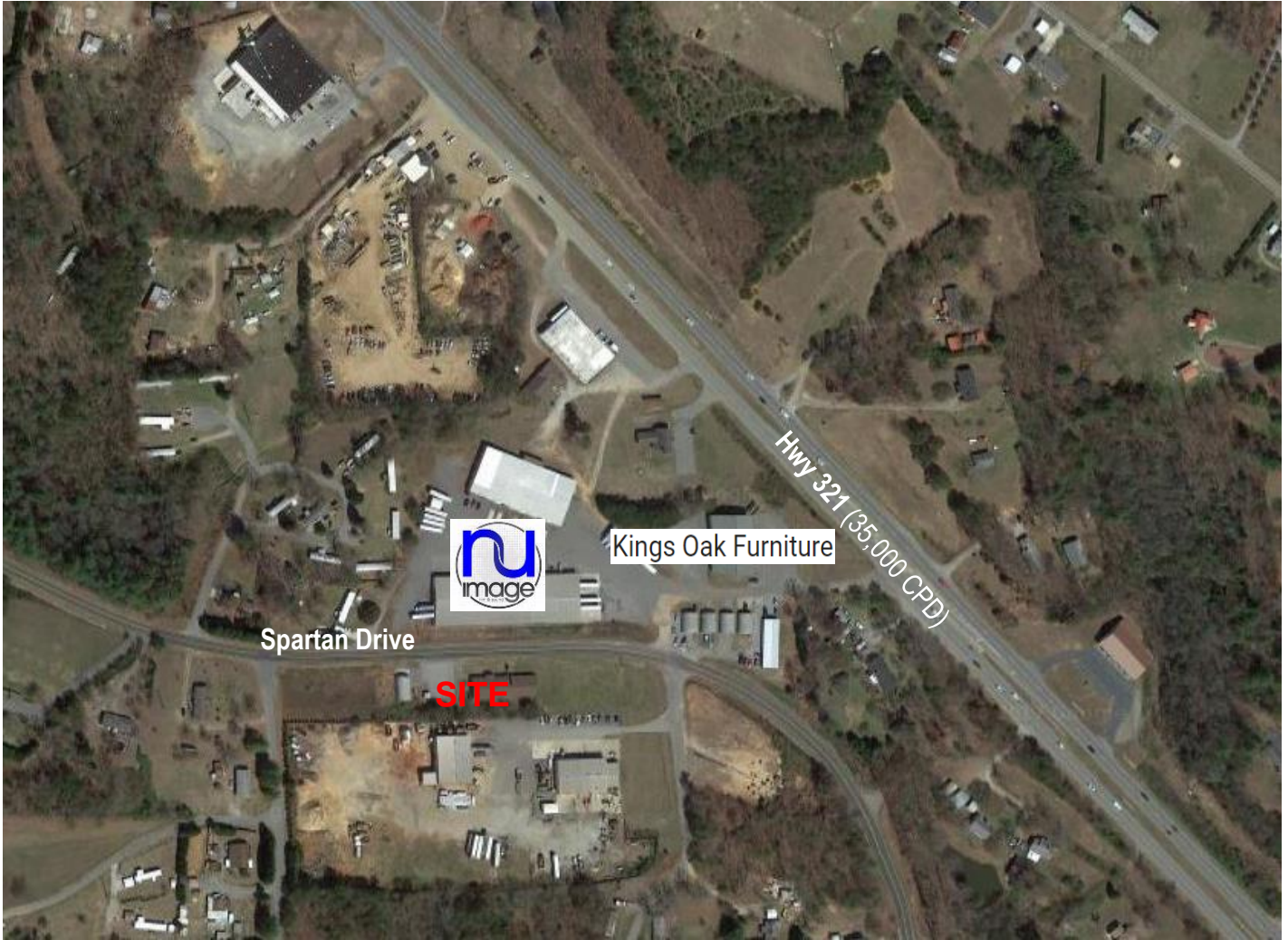


OFFICE AND WAREHOUSE SPACE | HUDSON, NC

6005 SPARTAN DRIVE HUDSON, NC 28638



SPECIFICATIONS

Reduced Price! \$99,000

Office SF: 3,000 +/-

Warehouse SF: 1,500 +/-

Acres: 1.65 +/-

Zoning: Commercial

Brick 3,000 SF office building with 1,500 SF storage building. Low price per SF with quick access to Hwy 321. Priced Aggressively!



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

6005 SPARTAN DRIVE HUDSON, NC 28638



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PICTURES

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EXTERIOR



INTERIOR WAREHOUSE



WAREHOUSE



OFFICE

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DEMOGRAPHICS

6005 SPARTAN DRIVE HUDSON, NC 28638

1 Mile:

3 Miles:

5 Miles:

POPULATION: 2017

Total Population	1,845	17,054	33,876
Median Age	39.3	41.4	41.5
Employees	816	6,221	9,882
Establishments	62	551	951

INCOME: 2017

Median HH Income	\$41,983	\$39,978	\$40,625
Average HH Income	\$47,260	\$50,643	\$51,831
Per Capita Income	\$19,246	\$21,179	\$21,613

HOUSEHOLDS: 2017

Total Households	751	7,109	14,046
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HOUSING: 2017

Owner Occupied Housing Units	61.6%	64.4%	65.9%
Renter Occupied Housing Units	31.7%	27.9%	26.1%
Vacant Housing Units	6.7%	7.8%	8.0%

RACE: 2017

White	91.1%	93.7%	93.6%
Black	1.9%	1.3%	1.4%
Asian or Pacific Islander	0.2%	0.5%	0.9
American Indian or Alaska Native	0.2%	0.4%	0.3%
Other Races	6.6%	4.1%	3.7%

ETHNICITY: 2017

Hispanic	9.3%	5.3%	4.7%
Non-Hispanic	90.7%	94.7%	95.3%

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