

# OAK KNOLLS BUSINESS PARK | HICKORY, NC



## SPECIFICATIONS

Site 1: \$145,000

.76 Acres

Site 2: \$125,000

.77 Acres

Zoning: NC

Lots available in Oak Knolls Business Park in NE Hickory. Located at the corner of Sandy Ridge Rd. and McDonald Parkway across from Lowe's Foods. Excellent location for office or medical in a highly populated area of Hickory.

COMMERCIAL



FIRST

Commercial Real Estate

Site Selection

**Ryan Lovern**

828.446.8266

[ryan@commercialfirst.net](mailto:ryan@commercialfirst.net)

3031 North Center Street

hickory, nc 28601

[www.commercialfirst.net](http://www.commercialfirst.net)

# SITES



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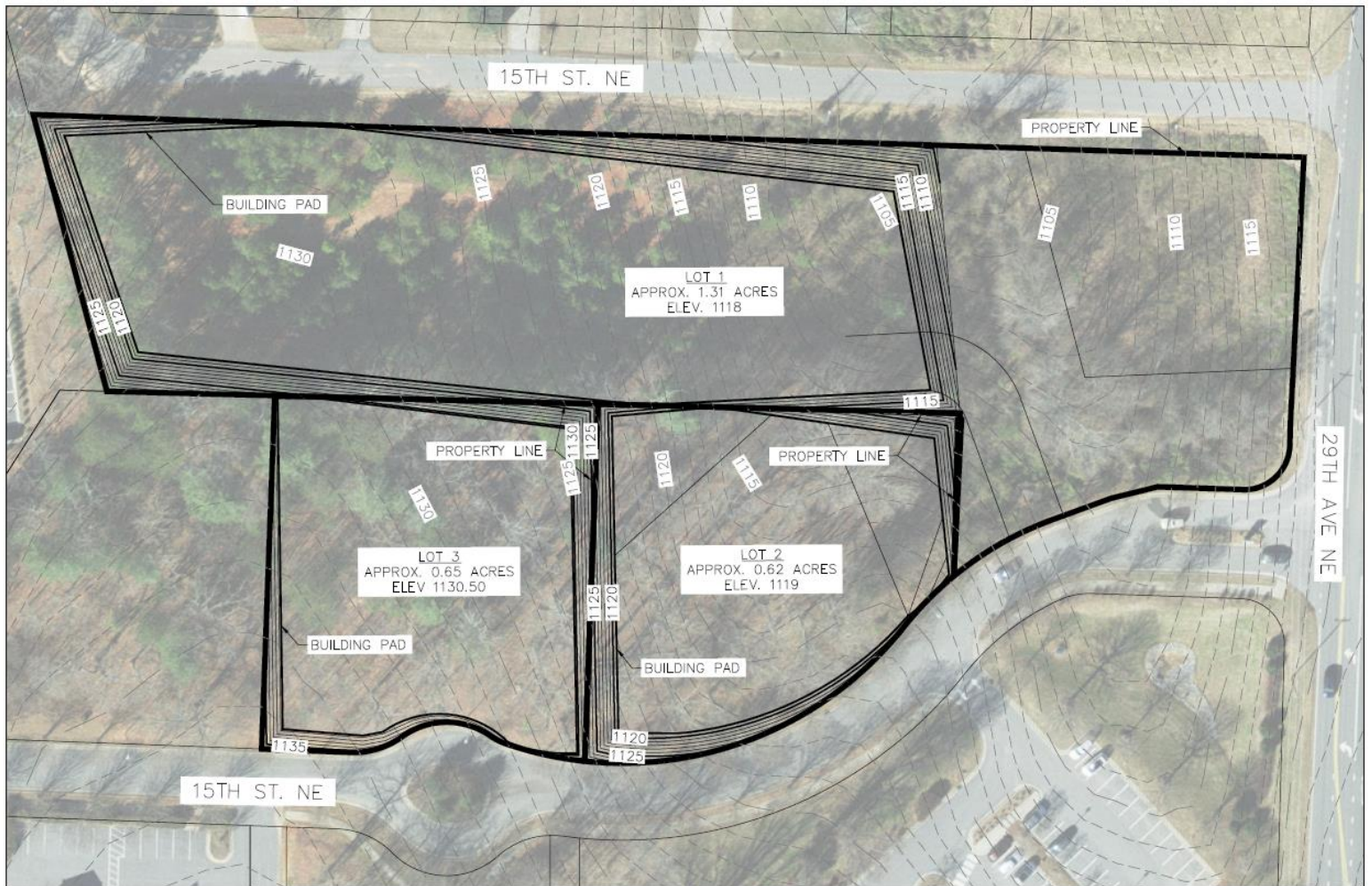
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# USABLE ACREAGE



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# DEMOGRAPHICS

	1 Mile:	3 Miles:	5 Miles:
<b>POPULATION: 2017</b>			
Total Population	6,570	35,706	67,947
Median Age	40.2	39.4	39.3
Employees	1,114	17,760	44,369
Establishments	174	2,189	4,492
<b>INCOME: 2017</b>			
Median HH Income	\$41,915	\$42,371	\$41,206
Average HH Income	\$54,585	\$60,458	\$58,100
Per Capita Income	\$25,149	\$25,757	\$24,083
<b>HOUSEHOLDS: 2017</b>			
Total Households	3,021	14,645	27,437
<b>HOUSING: 2017</b>			
Owner Occupied Housing Units	1,610	9,046	17,593
Renter Occupied Housing Units	1,411	5,599	9,844
Vacant Housing Units	354	1,680	3,170
<b>RACE: 2017</b>			
White	82.2%	81.1%	79.1%
Black	8.2%	8.2%	9.8%
American Indian, Eskimo, Aleut	0.3%	0.3%	0.3%
Asian	4.0%	3.1%	3.3%
Hawaiian or Pacific Islander	0.0%	0.0%	0.0%
Other	3.0%	5.2%	5.4%
Multiracial	2.3%	2.1%	2.0%
<b>ETHNICITY: 2017</b>			
Hispanic	7.2%	11.1%	10.9%
Non-Hispanic	92.8%	88.9%	89.1%