

# PROFESSIONAL BUILDING FOR SALE | HICKORY, NC

1209 9<sup>TH</sup> AVENUE NE HICKORY, NC 28601



## SPECIFICATIONS

Price: \$399,000

SF: 5,572 +/-

Acres: 1.16 +/-

Year Built: 1975

Zoning: OI



Professional office in Hickory for sale. Originally built as a banking facility, this building is class A office. The vault is in working order on the main floor. The building has two levels that can be occupied separately or together. The roof was replaced in 2003, and the outside AC units replaced in 2008. Large corner lot with plenty of parking. Current owner will be relocating.

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Commercial Real Estate | Site Selection

**Jenny Eckard**

828.320.8989

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3031 North Center Street

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# SITE

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# MAIN LEVEL PICTURES

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CONFERENCE ROOM



FRONT ENTRANCE



VAULT



HALLWAY



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# LOWER LEVEL PICTURES

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WORK SPACE



BREAKROOM



HALLWAY

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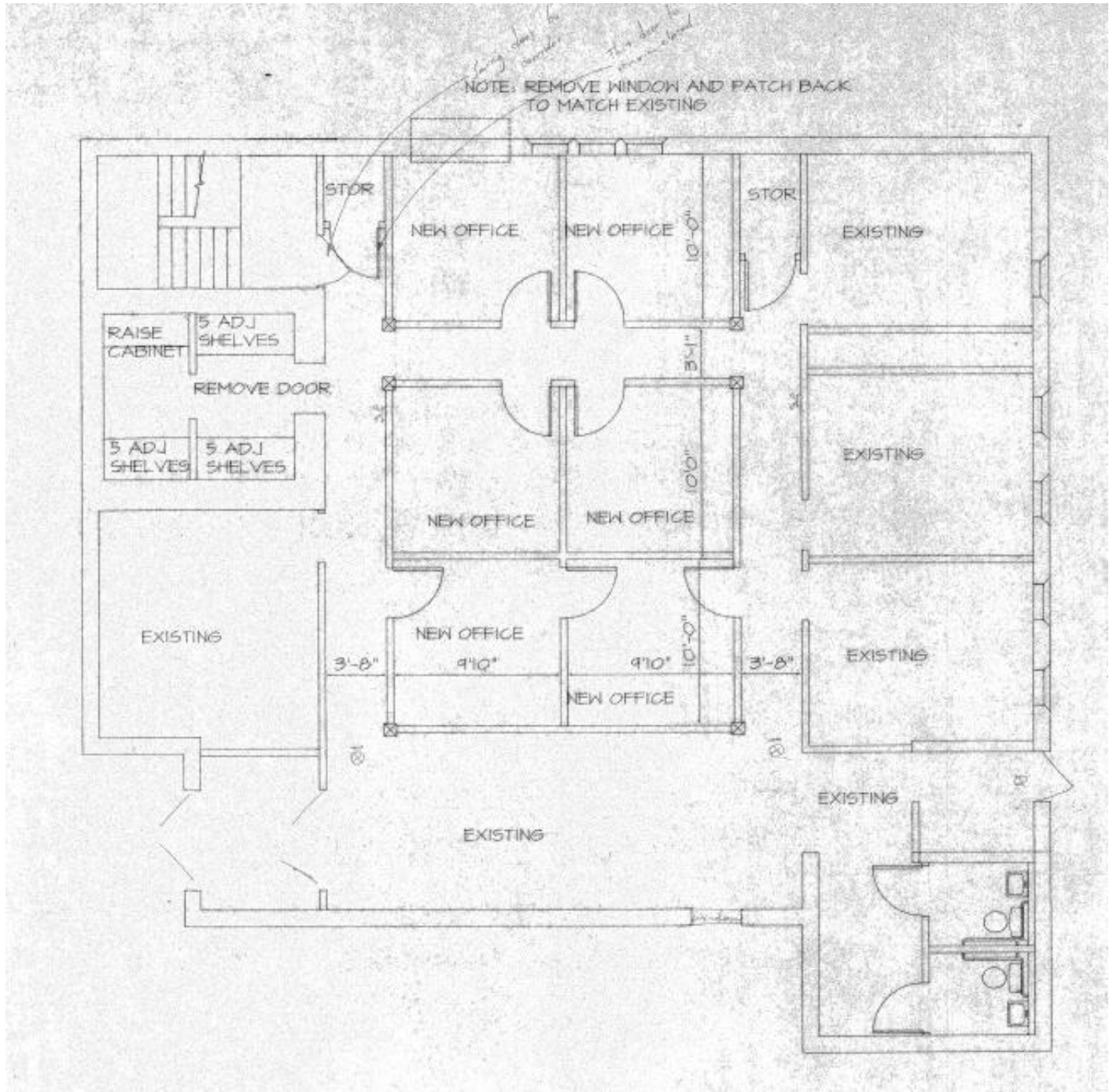
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# MAIN LEVEL FLOOR PLAN

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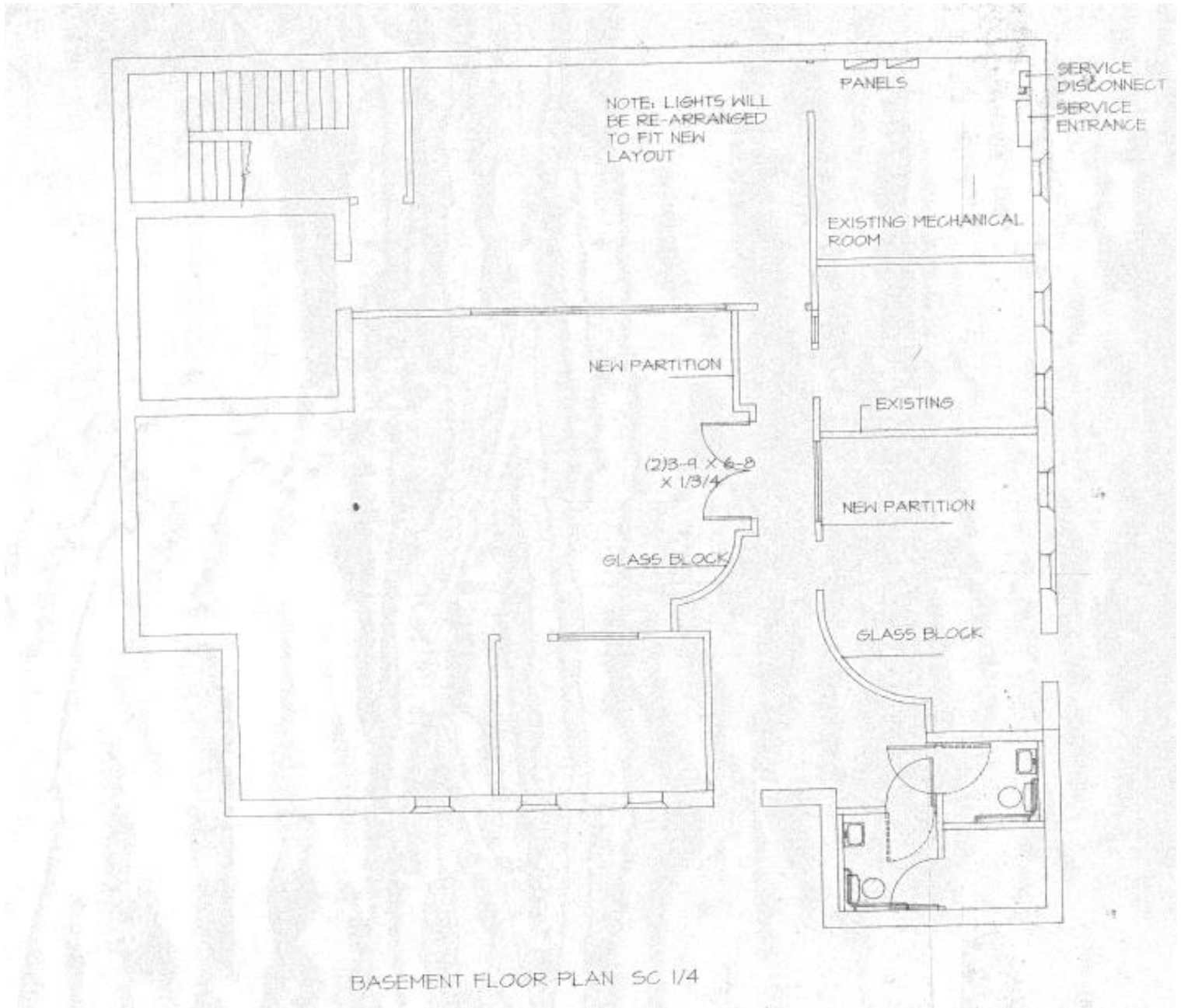
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# LOWER LEVEL FLOOR PLAN

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# DEMOGRAPHICS

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	1 Mile:	3 Miles:	5 Miles:
<b>POPULATION: 2017</b>			
Total Population	4,242	31,843	68,507
Median Age	40.3	37.5	39.3
Employees	1,817	20,475	52,201
Establishments	172	1,391	3,967
<b>INCOME: 2017</b>			
Median HH Income	\$49,424	\$46,025	\$52,794
Average HH Income	\$63,526	\$58,155	\$66,427
Per Capita Income	\$25,702	\$24,103	\$27,638
<b>HOUSEHOLDS: 2017</b>			
Total Households	1,715	13,148	28,377
<b>HOUSING: 2017</b>			
Owner Occupied Housing Units	66.1%	56.9%	59.7%
Renter Occupied Housing Units	28.6%	37.4%	34.0%
Vacant Housing Units	5.3%	5.7%	6.2%
<b>RACE: 2017</b>			
White	76.7%	76.0%	76.6%
Black	5.6%	8.7%	10.5%
American Indian, or Alaska Native	0.7%	0.4%	0.3%
Asian or Pacific Islander	5.6%	4.6%	4.6%
Other	11.4%	10.2%	8.1%
<b>ETHNICITY: 2017</b>			
Hispanic	15.8%	15.2%	12.0%
Non-Hispanic	84.2%	84.8%	88.0%

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