

# 1.81 +/- ACRES DOWNTOWN | HICKORY, NC

263 2<sup>ND</sup> AVENUE SW HICKORY, NC 28601



## SPECIFICATIONS

**Price:** \$399,000

**Acreage:** 1.81 +/-

**Zoning:** C-2

**Topography:** Level

Corner lot located in Downtown Hickory just across the street from the Greenway Station. Only two blocks from Union Square. Great access from LR Blvd., Tate Blvd., Hwy. 321, and I-40.

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Commercial Real Estate

Site Selection

**Ryan Lovern**

828.446.8266

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

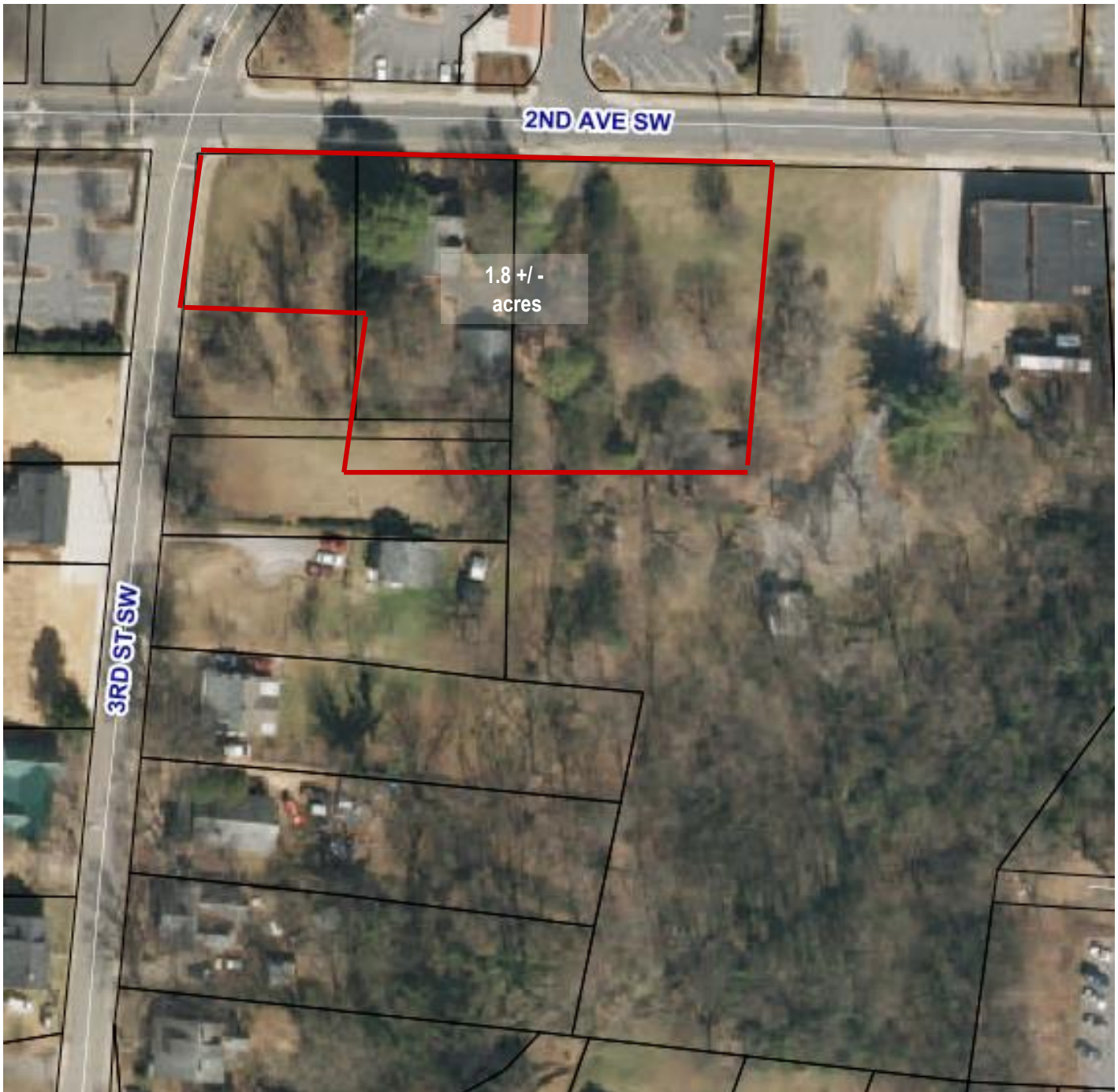
3031 North Center Street

hickory, n c 28601

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# SITE

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# DEMOGRAPHICS

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	1 Miles:	3 Miles:	5 Miles:
<b>POPULATION: 2017</b>			
Total Population	6,578	34,078	70,365
Median Age	35.4	36.5	38.0
Employees	10,696	40,625	58,369
Establishments	901	3,066	4,170
<b>INCOME: 2017</b>			
Median HH Income	\$37,288	\$45,144	\$49,834
Average HH Income	\$48,610	\$54,945	\$62,110
Per Capita Income	\$20,462	\$25,355	\$25,152
<b>HOUSEHOLDS: 2017</b>			
Total Households	2,745	14,237	28,182
Average Household Size	2.36	2.31	2.44
<b>HOUSING: 2017</b>			
Owner Occupied Housing Units	38.3%	47.9%	57.6%
Renter Occupied Housing Units	48.7%	41.7%	33.3%
Vacant Housing Units	13.0%	10.4%	9.1%
<b>RACE: 2017</b>			
White	49.9%	71.5%	79.8%
Black	36.4%	15.2%	9.6%
American Indian, Eskimo, Aleut	0.2%	0.2%	0.3%
Asian	4.0%	3.8%	3.6%
Hawaiian or Pacific Islander	0.1%	0.1%	0.0%
Other	7.2%	7.0%	4.9%
Multirace	2.2%	2.3%	1.9%
<b>ETHNICITY: 2017</b>			
Hispanic	16.4%	16.4%	12.2%
Non-Hispanic	83.6%	83.6%	87.8%

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