

PROFESSIONAL OFFICE IN VIEWMONT | HICKORY, NC

1203 4TH STREET DRIVE NW HICKORY, NC 28601



SPECIFICATIONS

Price: \$18/SF NNN

SF: 2,000 +/- SF

Zoning: OI

Beautiful new office in Viewmont! Tenant can finish space to their specifications and needs. Convenient to Downtown Hickory and Hwy. 127. Next door to Mace Insurance.



COMMERCIAL  FIRST

Commercial Real Estate | Site Selection

Jenny Eckard

828.320.8989

jenny@commercialfirst.net

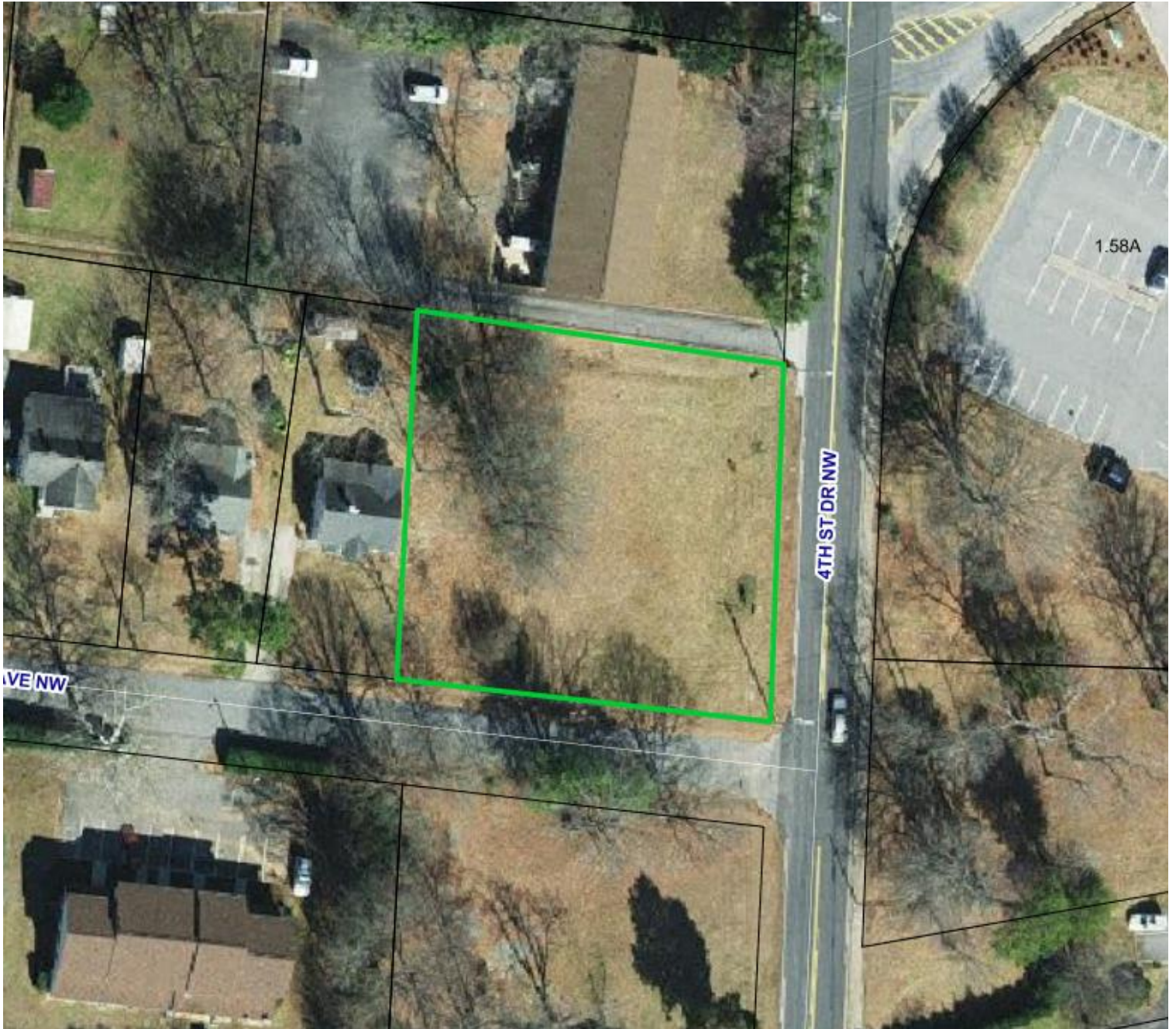
3031 North Center Street

hickory, n c 28601

www.commercialfirst.net

SITE

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DEMOGRAPHICS

1203 4TH STREET DRIVE NW HICKORY, NC 28601

	1 Mile:	3 Miles:	5 Miles:
POPULATION:			
Total Population	7,372	39,001	68,196
Median Age	36.4	39.5	39.9
Employees	4,558	29,161	43,665
Total Businesses	507	2,876	4,448
INCOME:			
Median HH Income	\$34,491	\$35,680	\$37,717
Average HH Income	\$59,293	\$57,804	\$57,602
Per Capita Income	\$25,749	\$24,645	\$23,420
HOUSEHOLDS:			
Total Households	2,989	16,460	27,754
Average Household Size	2.22	2.29	2.40
HOUSING:			
Owner Occupied Dwellings	1,333	8,741	17,003
Renter Occupied Dwellings	1,656	7,719	10,751
Vacant Dwellings	404	2,202	3,558
RACE:			
White	78.1%	74.5%	77.7%
Black	10.5%	14.4%	10.5%
American Indian, Eskimo, Aleut	0.2%	0.3%	0.4%
Asian	1.5%	3.1%	3.6%
Hawaiian or Pacific Islander	0.1%	0.0%	0.0%
Other	7.0%	5.2%	5.6%
Multirace	2.5%	2.4%	2.2%
ETHNICITY:			
Hispanic	15.4%	11.6%	11.3%
Non-Hispanic	84.6%	88.4%	88.7%

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