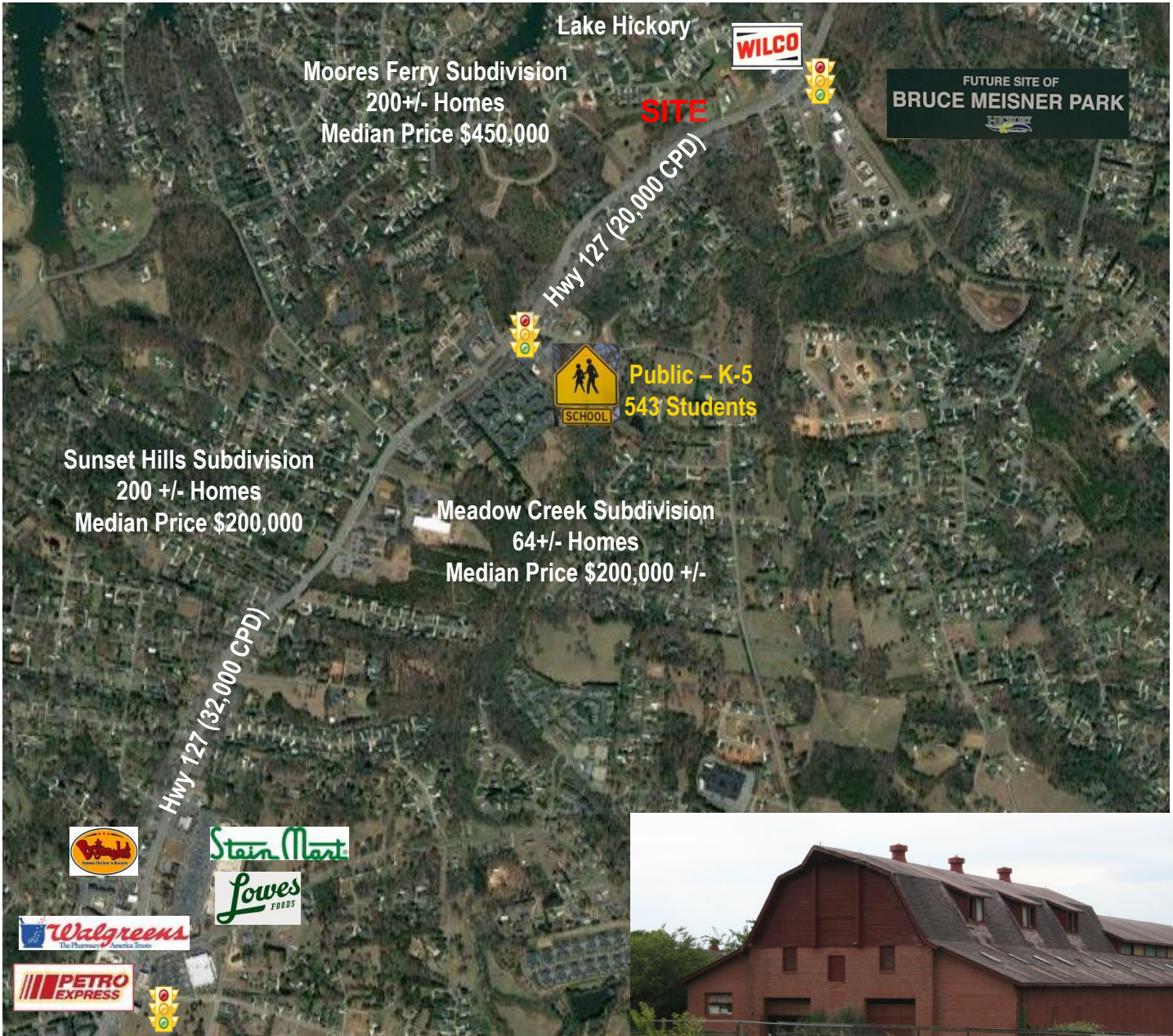


# 19.37 +/- ACRES ON HWY. 127 | HICKORY, NC

4331 N CENTER STREET HICKORY, NC 28601



## SPECIFICATIONS

**Price:** \$2,500,000

**Acreage:** 19.37 +/-

**Zoning:** R-2

**Topography:** Flat

Unique opportunity to develop mixed use project with a historic landmark in high income area of fourth largest MSA in the state. This Horse farm is on the study list for the National Registry, and the area is one of the Highest Median HH Incomes in Western NC.

COMMERCIAL  FIRST

Commercial Real Estate | Site Selection

**Ryan Lovern**

828.446.8266

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

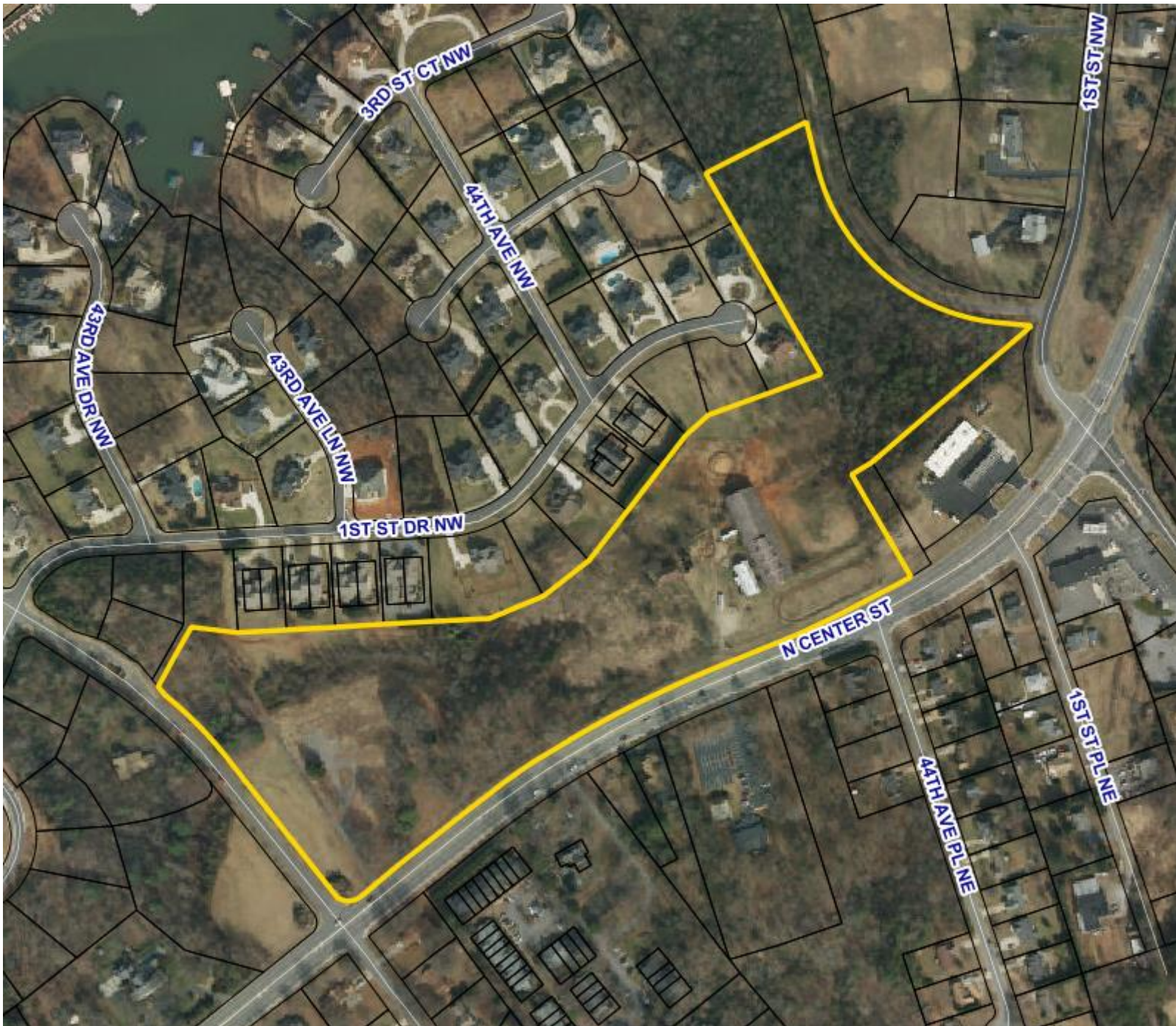
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# SITE

4331 N CENTER STREET HICKORY, NC 28601



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# DEMOGRAPHICS

4331 N CENTER STREET HICKORY, NC 28601

	1 Mile:	3 Miles:	5 Miles:
<b>POPULATION: 2016</b>			
Total Population	4,170	28,097	63,079
Median Age	42.0	39.4	38.4
Employees	454	5,469	37,537
Establishments	54	793	2,916
<b>INCOME: 2016</b>			
Median HH Income	\$67,580	\$58,220	\$52,329
Average HH Income	\$87,593	\$71,700	\$65,870
Per Capita Income	\$33,901	\$29,248	\$26,575
<b>HOUSEHOLDS: 2016</b>			
Total Households	1,537	11,517	25,257
Average Household Size	2.69	2.39	2.44
<b>HOUSING: 2016</b>			
Owner Occupied Housing Units	73.9%	62.0%	60.2%
Renter Occupied Housing Units	19.2%	30.0%	31.1%
Vacant Housing Units	0.7%	12.9%	0.9%
<b>RACE: 2016</b>			
White	93.6%	87.2%	82.4%
Black	2.7%	4.3%	7.8%
American Indian, Eskimo, Aleut	0.1%	0.2%	0.2%
Asian	2.1%	2.5%	2.9%
Hawaiian or Pacific Islander	0.0%	0.0%	0.1%
Other	0.4%	4.0%	4.9%
Multirace	1.4%	1.7%	1.8%
<b>ETHNICITY: 2016</b>			
Hispanic	1.4%	9.8%	12.2%
Non-Hispanic	98.6%	90.2%	87.8%

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