

# OFFICE SPACE IN VIEWMONT SQUARE | HICKORY, NC

20 13<sup>th</sup> AVE. NW HICKORY, NC 28601



## SPECIFICATIONS

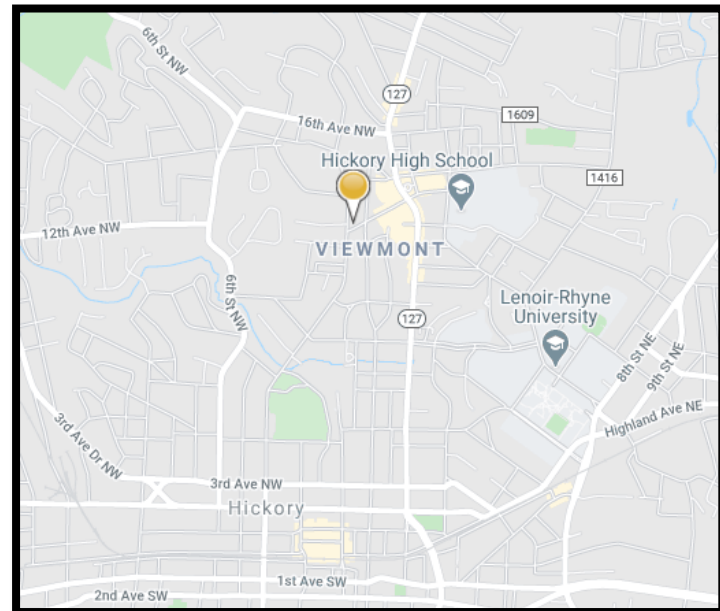
**Lease Price:** 1,500/month

**SF:** 1,000 +/-

**Acres:** 1.63 +/-

*\*Tenant Improvement Allowance based on terms of Lease  
And strength of Tenant. Architectural plans can be provided.*

Viewmont Square is a prestigious address for the professional office community in Northwest Hickory. Newly renovated space is suitable for Office or Medical. Tenant pays utilities.



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Commercial Real Estate | Site Selection

**Ryan Lovern**

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3031 North Center Street

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# AERIAL OVERVIEW

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# SITE

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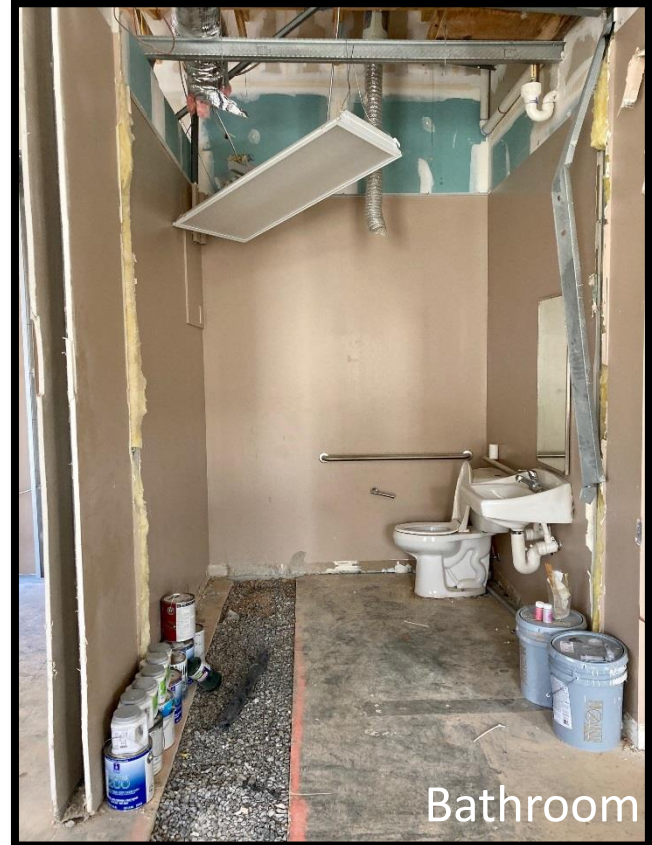
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# PICTURES

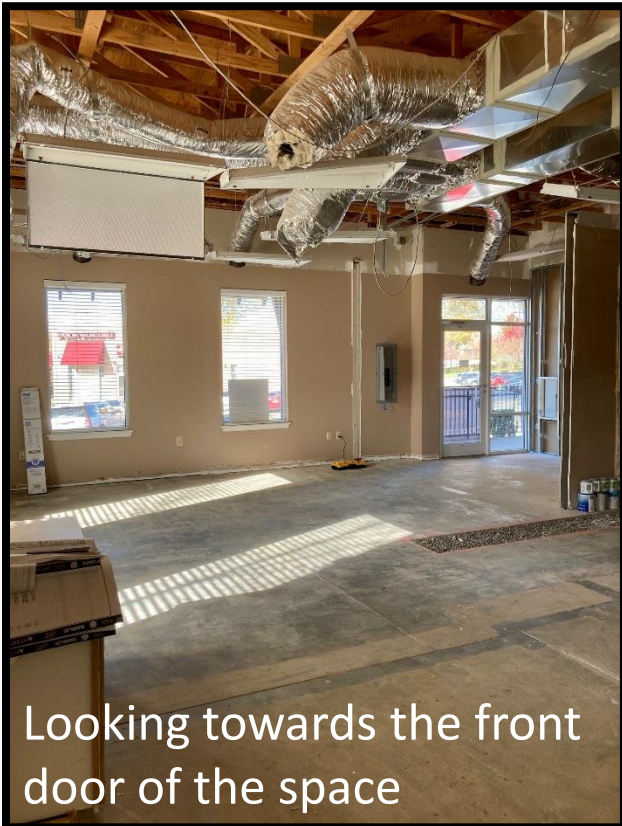
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Front door and wall shared with Swisher Skin



Bathroom



Looking towards the front door of the space



Right side of the space

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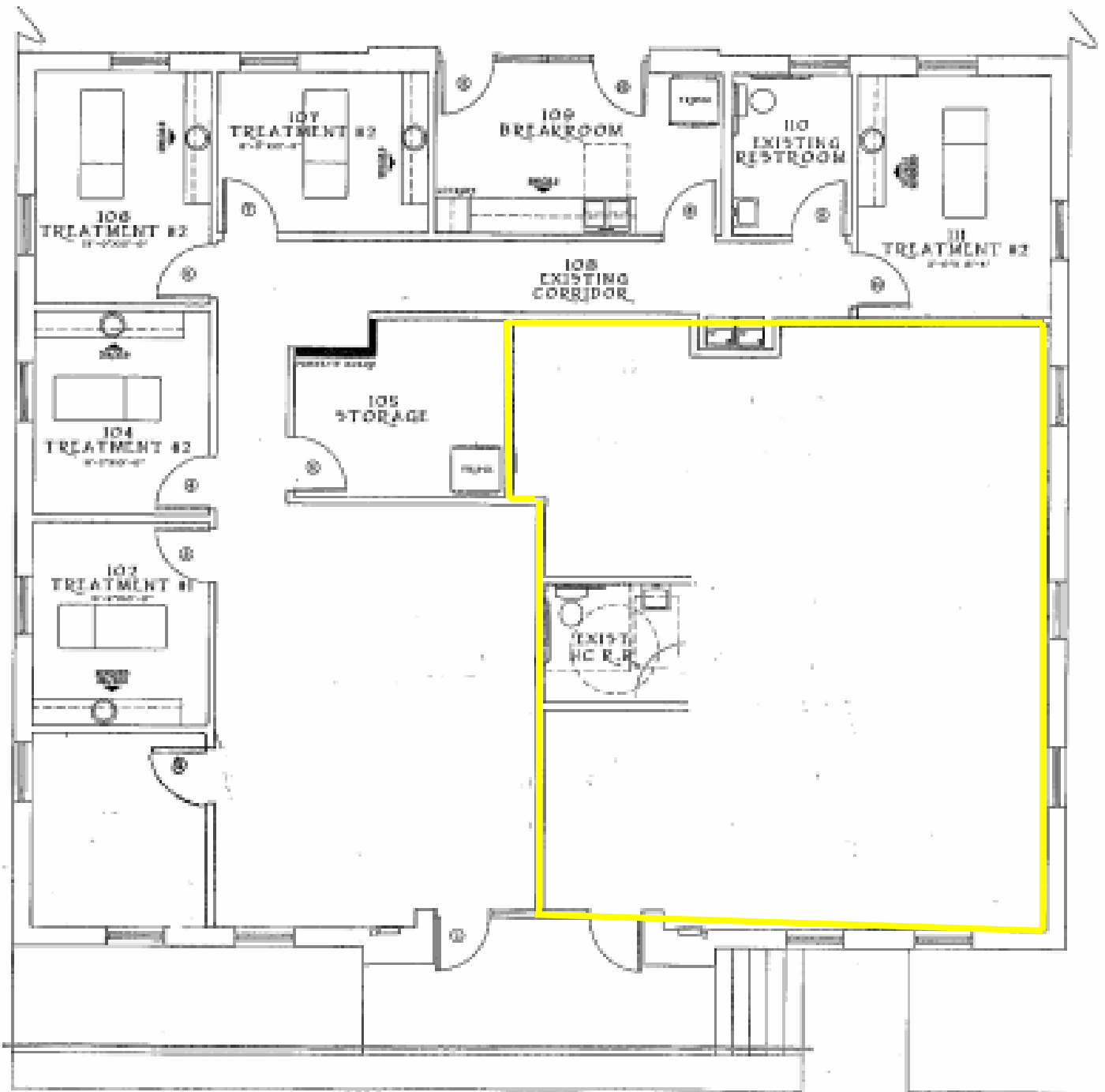
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# FLOORPLAN

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# DEMOGRAPHICS

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	1 Mile:	3 Miles:	5 Miles:
<b>POPULATION:</b>			
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
<b>INCOME:</b>			
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
<b>HOUSEHOLDS:</b>			
Total Households	2,989	16,460	27,754
Average Household Size	2.22	2.29	2.40
<b>HOUSING:</b>			
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
<b>RACE:</b>			
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%
<b>ETHNICITY:</b>			
Hispanic	15.4%	11.6%	11.3%
Non-Hispanic	84.6%	88.4%	88.7%

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