

70K+/- SF MANUFACTURING WAREHOUSE | HICKORY, NC

1860 MAIN AVENUE SE HICKORY, NC 28602



SPECIFICATIONS

Sales Price: \$2,300,000

Lease Price: \$3.25/SF NNN

SF: 70,000 +/-

Zoning: IND

Year Built: 1957

Solid brick building with almost 16' high ceilings, 7 dock high doors, and 1 ground level door. Plenty of office space that can also be demolished for more warehouse room. Available September 15.



COMMERCIAL  FIRST

Commercial Real Estate | Site Selection

Ryan Lovern

828.446.8266

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3031 North Center Street

hickory, nc 28601

www.commercialfirst.net

SITE

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PICTURES

1860 MAIN AVENUE SE HICKORY, NC 28602



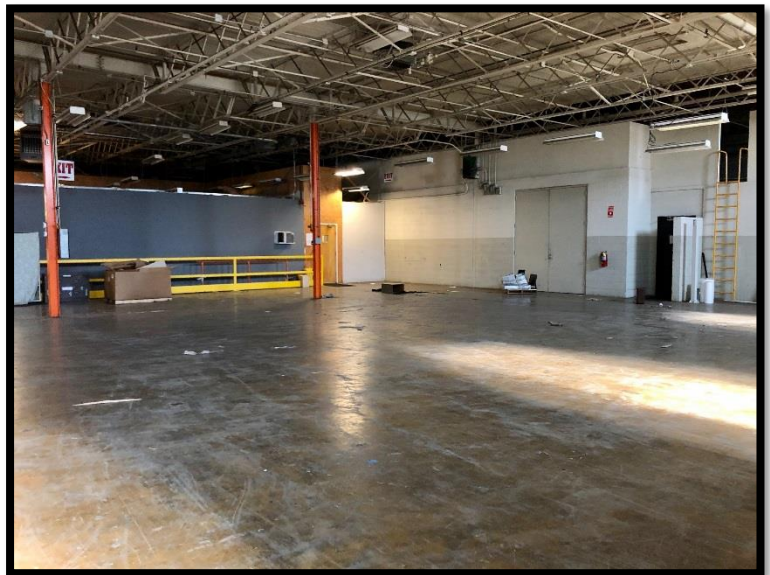
DOCK HIGH DOORS FACING NORTH



DOCK HIGH DOORS FACING EAST



WAREHOUSE



WAREHOUSE

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DEMOGRAPHICS

1860 MAIN AVENUE SE HICKORY, NC 28601

	1 Mile:	3 Miles:	5 Miles:
POPULATION:			
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
INCOME:			
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
HOUSEHOLDS:			
Total Households	1,715	13,148	28,377
HOUSING:			
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%
RACE:			
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%
ETHNICITY:			
Hispanic	15.8%	15.2%	12.0%
Non-Hispanic	84.2%	84.8%	88.0%