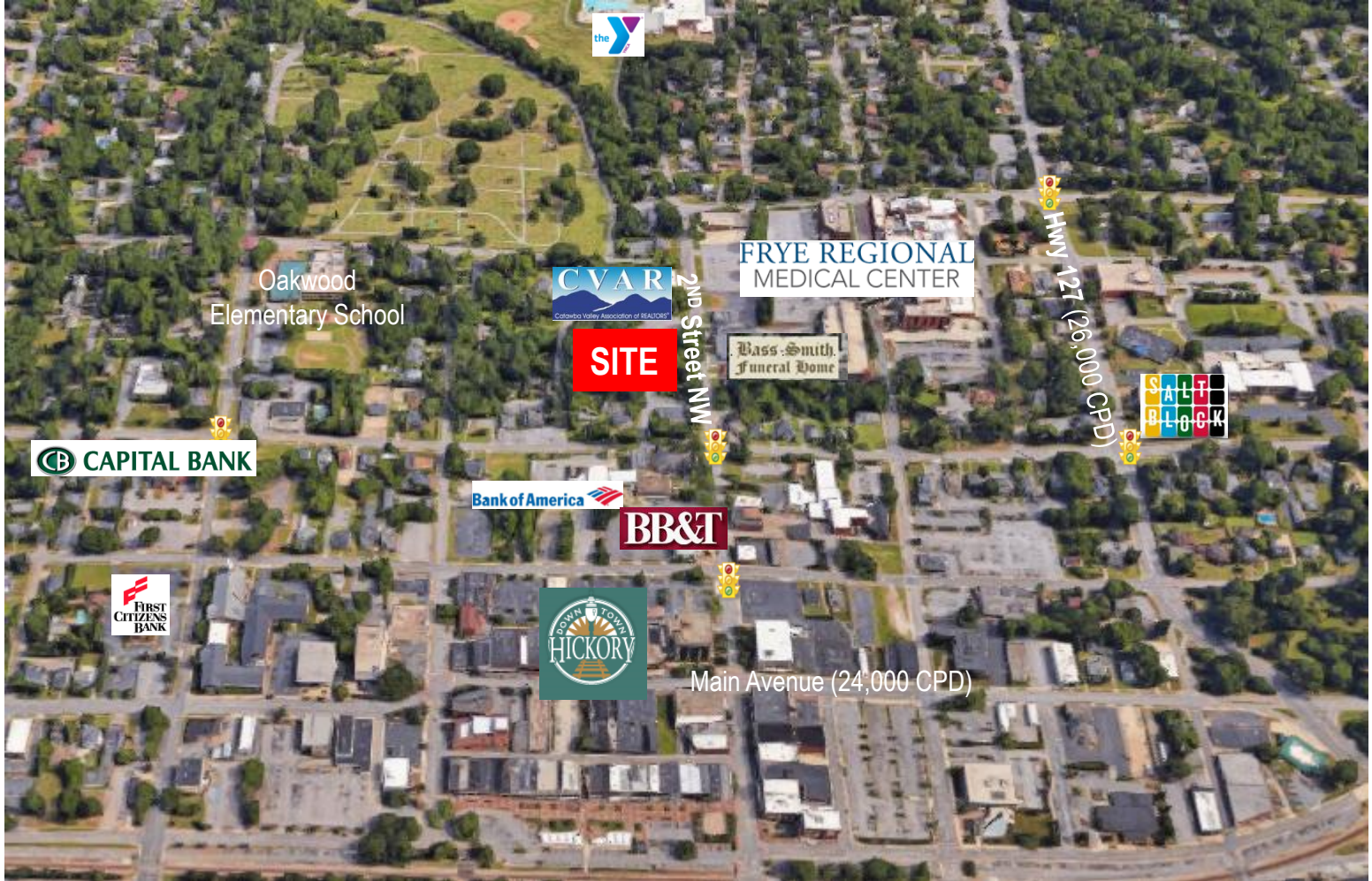


# OFFICE SPACE FOR SALE | HICKORY, NC

333 2<sup>ND</sup> STREET NW HICKORY, NC 28601



## SPECIFICATIONS

**Price:** \$239,000

**Acres:** .30

**Year Built:** 1927

**Zoning:** O1

Beautiful office in Downtown Hickory available for sale with rental income. Located just behind Frye Regional Medical Center and within walking distance to downtown shops and restaurants. Main level has a reception area, 6 offices that can be closed off with a total of 8 desk areas, bathroom, and full kitchen. The 2<sup>nd</sup> floor has a waiting area, 4 offices, and 2 full bathrooms. There is a paved parking area in the rear of the building with 13 spaces and on street parking is also available.



Commercial Real Estate

Site Selection

**Jenny Eckard**

828.320.8989

jenny@commercialfirst.net

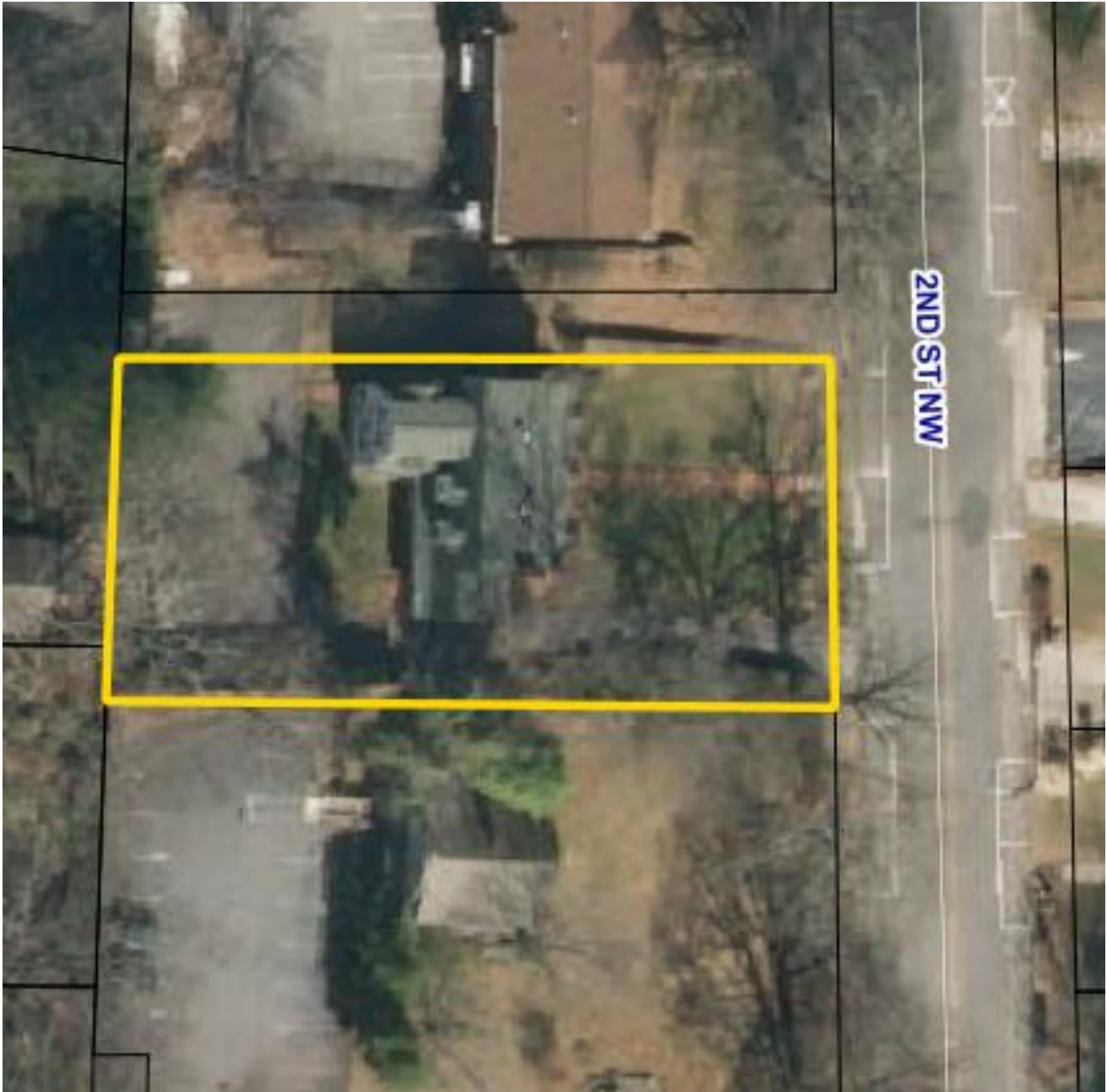
3031 North Center Street

Hickory, NC 28601

www.commercialfirst.net

# SITE

333 2<sup>ND</sup> STREET NW HICKORY, NC 28601



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# PICTURES

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KITCHEN



MAIN FLOOR ENTRANCE



OFFICE AREA



CONFERENCE ROOM

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# PICTURES

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UPSTAIRS OFFICE



UPSTAIRS OFFICE SINK AREA



COMMON BATH (UPSTAIRS)



UPSTAIRS OFFICE

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# DEMOGRAPHICS

333 2ND STREET NW HICKORY, NC 28601

	<b>1 Mile:</b>	<b>3 Miles:</b>	<b>5 Miles:</b>
<b>POPULATION: 2017</b>			
Total Population	6,737	36,129	69,415
Median Age	37.4	38.6	39.5
Employees	10,931	45,921	59,811
Establishments	1,048	3,443	4,556
<b>INCOME: 2017</b>			
Median HH Income	\$44,335	\$48,197	\$52,174
Average HH Income	\$62,841	\$60,284	\$64,944
Per Capita Income	\$26,588	\$26,488	\$27,278
<b>HOUSEHOLDS: 2017</b>			
Total Households	2,790	15,763	29,034
<b>HOUSING: 2017</b>			
Owner Occupied Housing Units	40.6%	48.2%	58.1%
Renter Occupied Housing Units	51.3%	44.5%	35.1%
Vacant Housing Units	8.1%	7.4%	6.8%
<b>RACE: 2017</b>			
White	64.3%	71.2%	76.7%
Black	25.4%	16.4%	10.8%
Asian or Pacific Islander	2.2%	4.0%	4.4%
American Indian or Alaska Native	0.2%	0.3%	0.3%
Other Races	7.8%	8.2%	7.6%
<b>ETHNICITY: 2017</b>			
Hispanic	12.4%	12.4%	11.1%
Non-Hispanic	87.6%	87.6%	88.9%

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