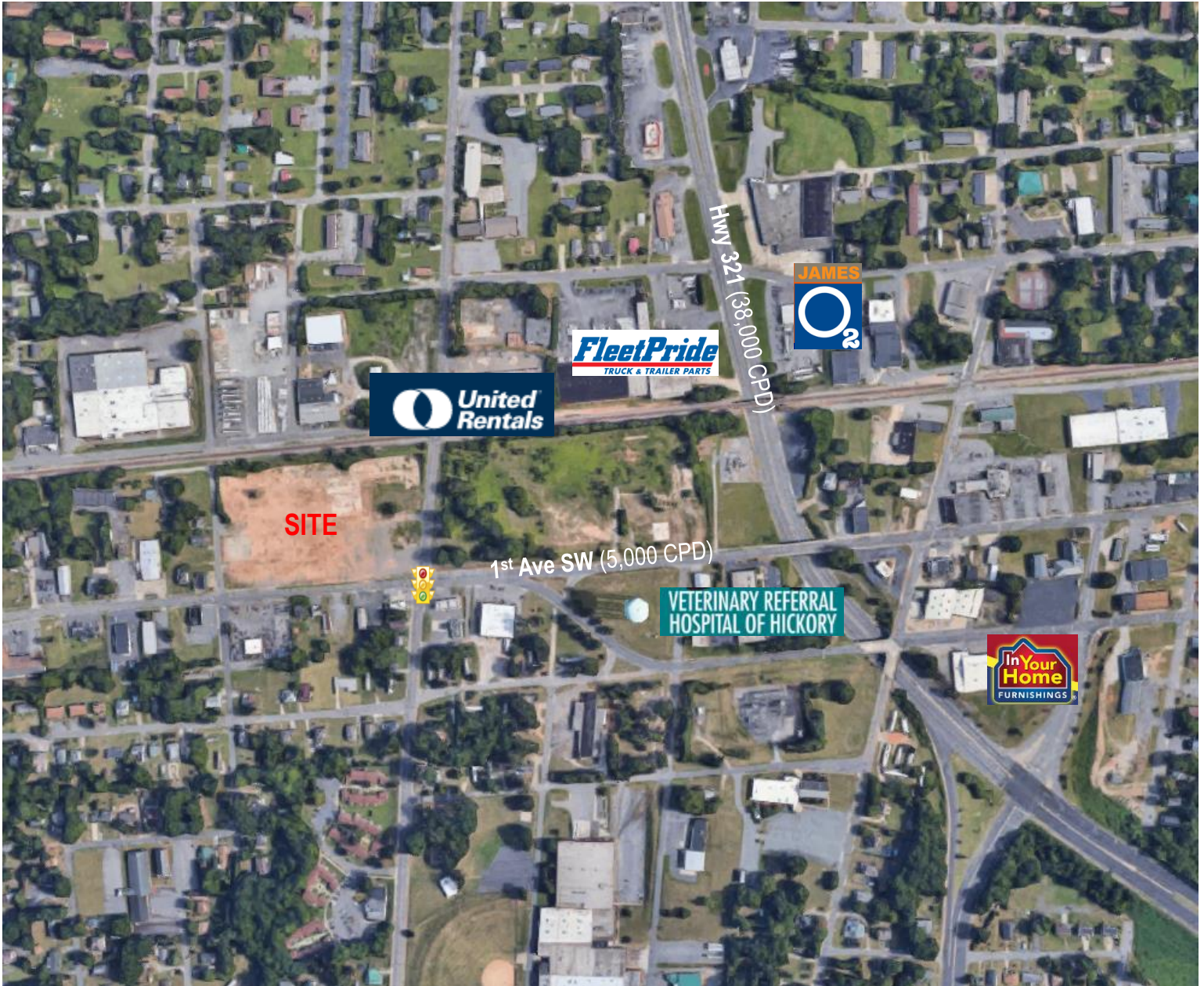


4.6 ACRES FOR RE-DEVELOPMENT | HICKORY, NC

1730 1ST AVENUE SW HICKORY, NC 28602



SPECIFICATIONS

Sales Price: \$119,995

Acres: 4.6 +/-

Zoning: C-2

4.6 Acres of flat land at a signalized intersection at the corner of 1st Avenue SW and 17th Street SW! Zoned C-2, this property allows many uses and is prime for re-development. Water and Sewer are to the property. Retail, Office, Mixed-use or up to a 25,000 SF Industrial/Flex building.

COMMERCIAL  FIRST

Commercial Real Estate | Site Selection

Ryan Lovern

828.446.8266

ryan@commercialfirst.net

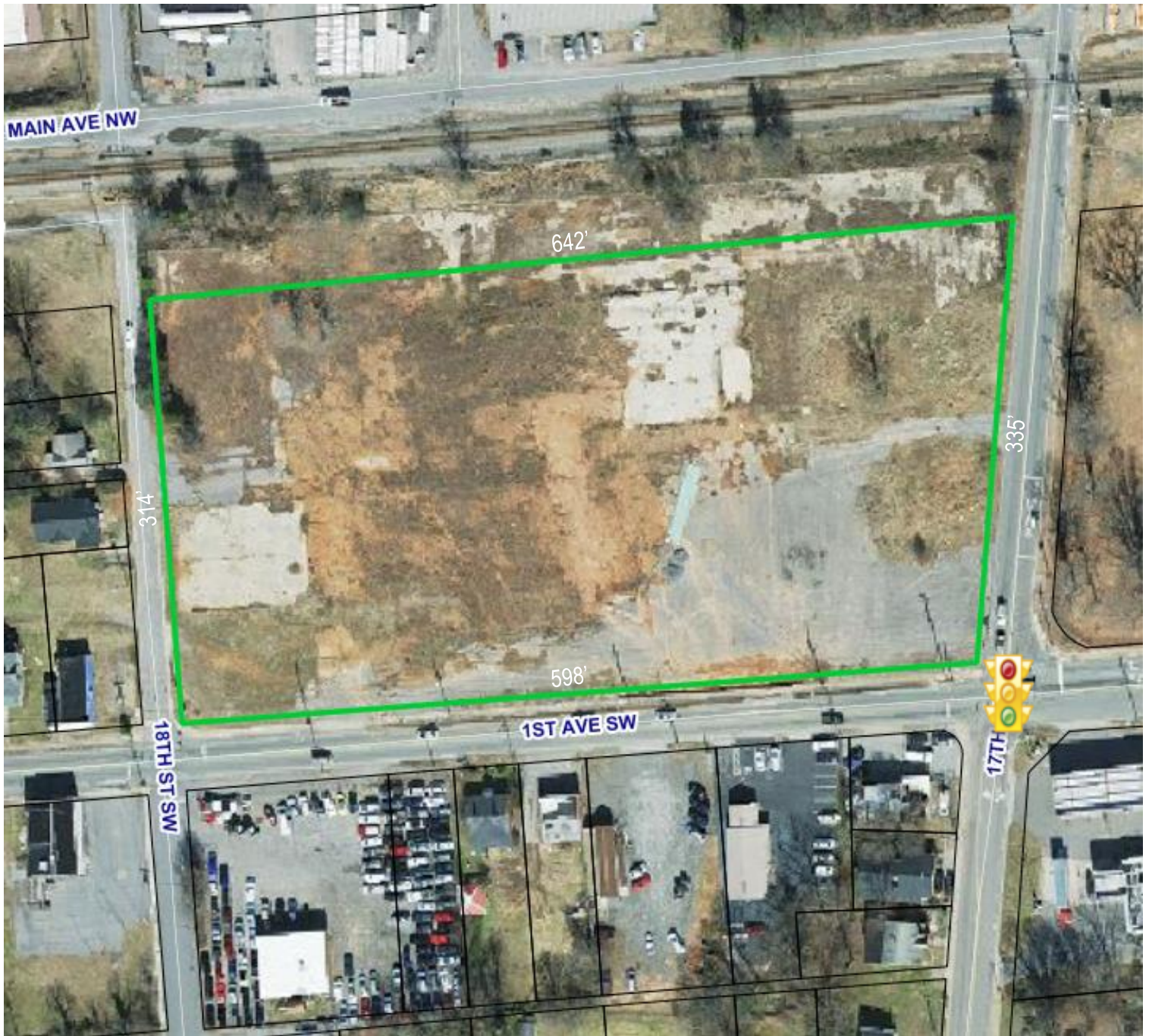
3031 North Center Street

Hickory, NC 28601

www.commercialfirst.net

SITE

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DEMOGRAPHICS

1730 1ST AVENUE SW HICKORY, NC 28601

	1 Mile:	3 Miles:	5 Miles:
POPULATION:			
Total Population	3,948	29,801	63,837
Median Age	38.2	38.5	39.4
Employees	6,934	41,566	58,254
Establishments	578	3,196	4,497
INCOME:			
Median HH Income	\$33,151	\$46,829	\$52,035
Average HH Income	\$40,586	\$58,677	\$64,163
Per Capita Income	\$17,322	\$25,027	\$27,182
HOUSEHOLDS:			
Total Households	1,650	12,695	26,926
HOUSING:			
Owner Occupied Housing Units	36.8%	49.5%	56.7%
Renter Occupied Housing Units	53.9%	42.9%	36.4%
Vacant Housing Units	9.4%	7.7%	6.9%
RACE:			
White	47.2%	69.9%	76.7%
Black	37.4%	17.4%	11.5%
Asian or Pacific Islander	4.7%	4.1%	4.5%
American Indian or Alaska Native	0.2%	0.3%	0.3%
Other Races	10.6%	8.3%	7.0%
ETHNICITY:			
Hispanic	13.1%	12.2%	10.1%
Non-Hispanic	86.9%	87.8%	89.9%