

INDUSTRIAL BUILDING ON HWY 70 - HICKORY, NC

1700 HWY 70 SW HICKORY, NC 28602



SPECIFICATIONS

Price: \$75,000
Acres: .34 +/-
SF: 6,000 +/- (upstairs) 2,750 +/- (downstairs)
Year Built: 1946

Industrial building on Hwy. 70 in Hickory. Corner lot with easy access. Building is 2 levels with 2 offices, plenty of storage, hydraulic lift, loading dock, ground level door in basement, cement floors in basement and half of the upstairs. 2 bathrooms upstairs, 1 bathroom downstairs. Building was formerly a dry transfer printing operation. Building is being sold AS-IS.

Downstairs Ceiling Height: 7'4"
Upstairs Ceiling Height: 9'9" (varies)



COMMERCIAL FIRST



Commercial Real Estate | Site Selection

Jenny Eckard

828.320.8989

jenny@commercialfirst.net

3031 North Center Street

Hickory, NC 28601

www.commercialfirst.net

SITE

1700 HWY 70 SW HICKORY, NC 28602



COMMERCIAL



FIRST

Commercial Real Estate

Site Selection

Jenny Eckard

828.320.8989

jenny@commercialfirst.net

3031 North Center Street

Hickory, NC 28601

www.commercialfirst.net

PICTURES

1700 HWY 70 SW HICKORY, NC 28602



COMMERCIAL



FIRST

Commercial Real Estate

Site Selection

Jenny Eckard

828.320.8989

jenny@commercialfirst.net

3031 North Center Street

Hickory, NC 28601

www.commercialfirst.net

DEMOGRAPHICS

1700 HWY 70 SW HICKORY, NC 28602

	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%

COMMERCIAL FIRST



Commercial Real Estate | Site Selection

Jenny Eckard

828.320.8989

jenny@commercialfirst.net

3031 North Center Street

Hickory, NC 28601

www.commercialfirst.net