

MEDICAL OFFICE SPACE | HICKORY, NC

415 NORTH CENTER STREET SUITE #201 HICKORY, NC 28601



SPECIFICATIONS

Price: \$22/SF (All Inclusive)

SF: 3,556 +/-

Zoning: O1

Beautiful office suite available on the second floor of the Medical Specialty building across from Frye Regional Medical Center. Building is medical exclusive therefore only medical tenants will be approved. All utilities, daily cleaning, and maintenance included. Building and grounds are immaculately maintained. Suite is also available for purchase through the partnership that owns the building. Please call for further details.



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

415 NORTH CENTER STREET SUITE 201 HICKORY, NC 28601



COMMERCIAL  FIRST

Commercial Real Estate | Site Selection

Jenny Eckard

828.320.8989

jenny@commercialfirst.net

3031 North Center Street

Hickory, NC 28601

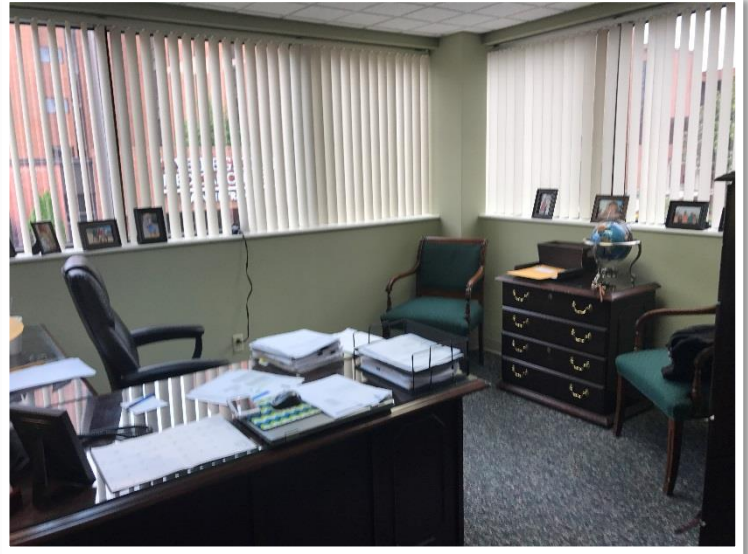
www.commercialfirst.net

PICTURES

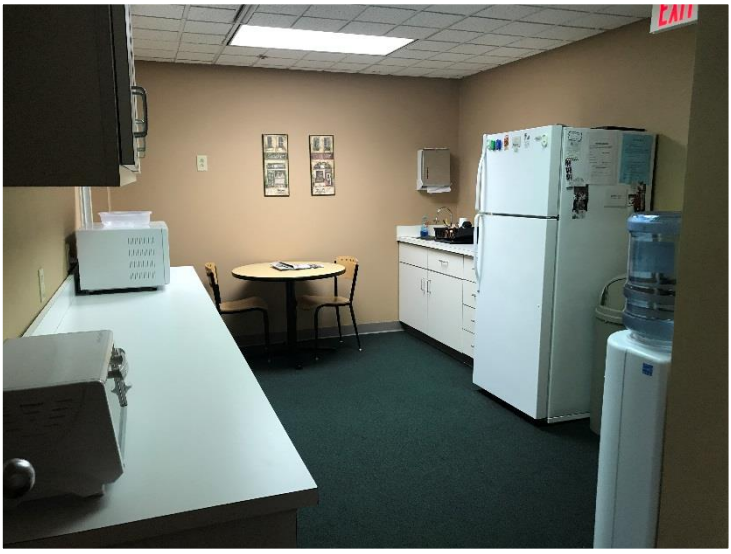
415 NORTH CENTER STREET SUITE 201 HICKORY, NC 28601



CONFERENCE AREA



OFFICE



BREAKROOM



STORAGE AREA

COMMERCIAL  FIRST

Commercial Real Estate | Site Selection

Jenny Eckard

828.320.8989

jenny@commercialfirst.net

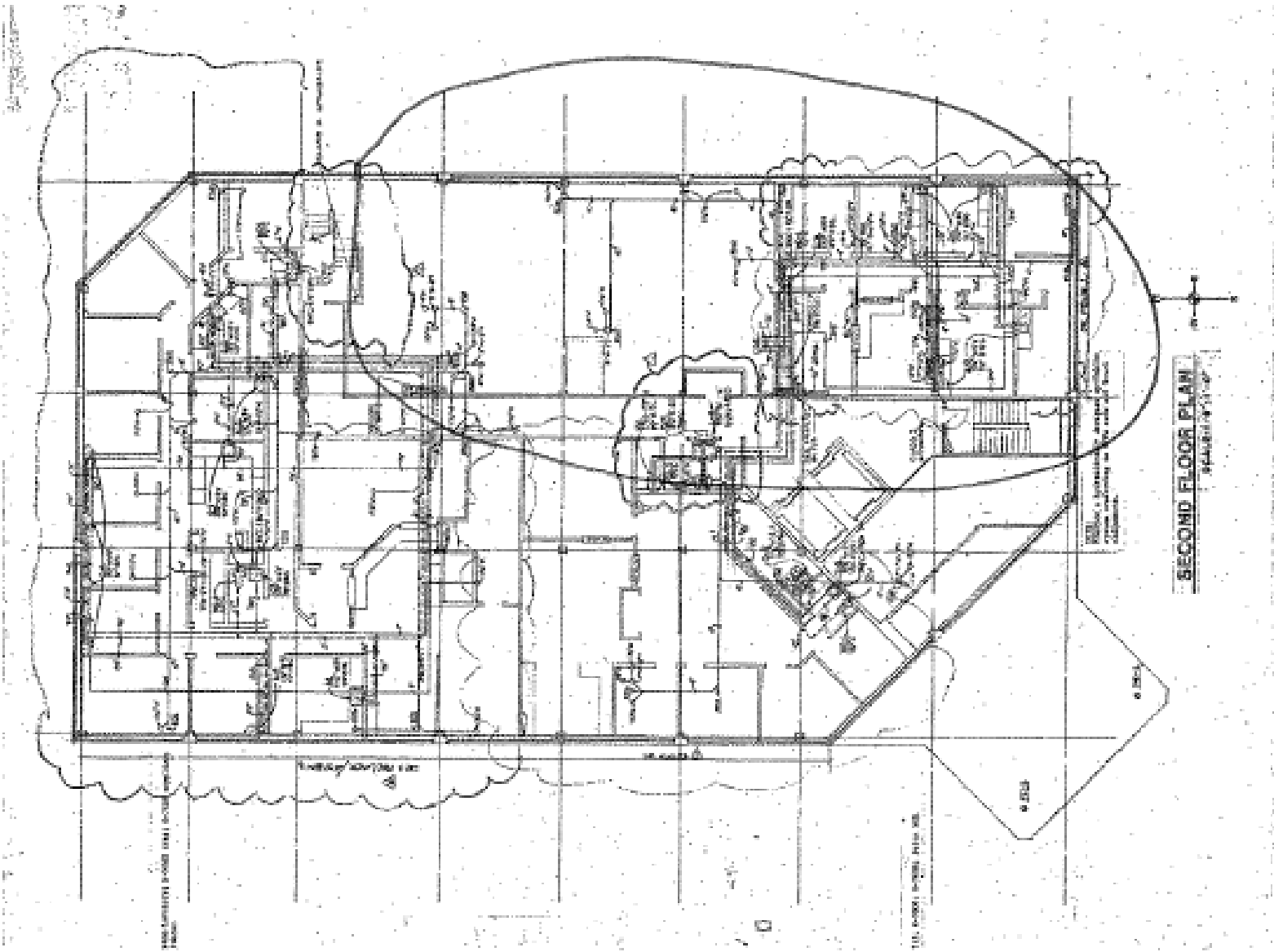
3031 North Center Street

Hickory, NC 28601

www.commercialfirst.net

FLOOR PLAN

415 NORTH CENTER STREET SUITE 201 HICKORY, NC 28601



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

415 NORTH CENTER STREET SUITE 201 HICKORY, NC 28601

| | 1 Mile: | 3 Miles: | 5 Miles: |
|----------------------------------|----------------|-----------------|-----------------|
| POPULATION: 2017 | | | |
| 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 |
| INCOME: 2017 | | | |
| 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 |
| HOUSEHOLDS: 2017 | | | |
| Total Households | 2,790 | 15,763 | 29,034 |
| HOUSING: 2017 | | | |
| 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% |
| RACE: 2017 | | | |
| 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% |
| ETHNICITY: 2017 | | | |
| Hispanic | 12.4% | 12.4% | 11.1% |
| Non-Hispanic | 87.6% | 87.6% | 88.9% |

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