

TATE BLVD. MEDICAL SPACE | HICKORY, NC

915 TATE BLVD. – SUITE 106 HICKORY, NC 28602



SPECIFICATIONS

Price: \$7.50/SF

CAM: \$2.50/SF

SF: 6,229 +/-

Year Built: 1990

Zoning: C-2

Hospital: Frye Duke LifePoint 1.75 mi. West; Catawba Valley Medical Center 3.51 Mi East

915 Tate Boulevard is a long standing office complex in the Hickory community that was 90% renovated in 2014. The 56,906 SF brick building is made up of 9 tenants and is located perfectly between the two hospitals. Tate Blvd is the medical corridor for the 4 county MSA totaling over 350,000 people. This suite is currently a medical spa.



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Commercial Real Estate | Site Selection

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SITE

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PICTURES

915 TATE BLVD. – SUITE 106 HICKORY, NC 28602



EXTERIOR



INTERIOR



KITCHEN AREA

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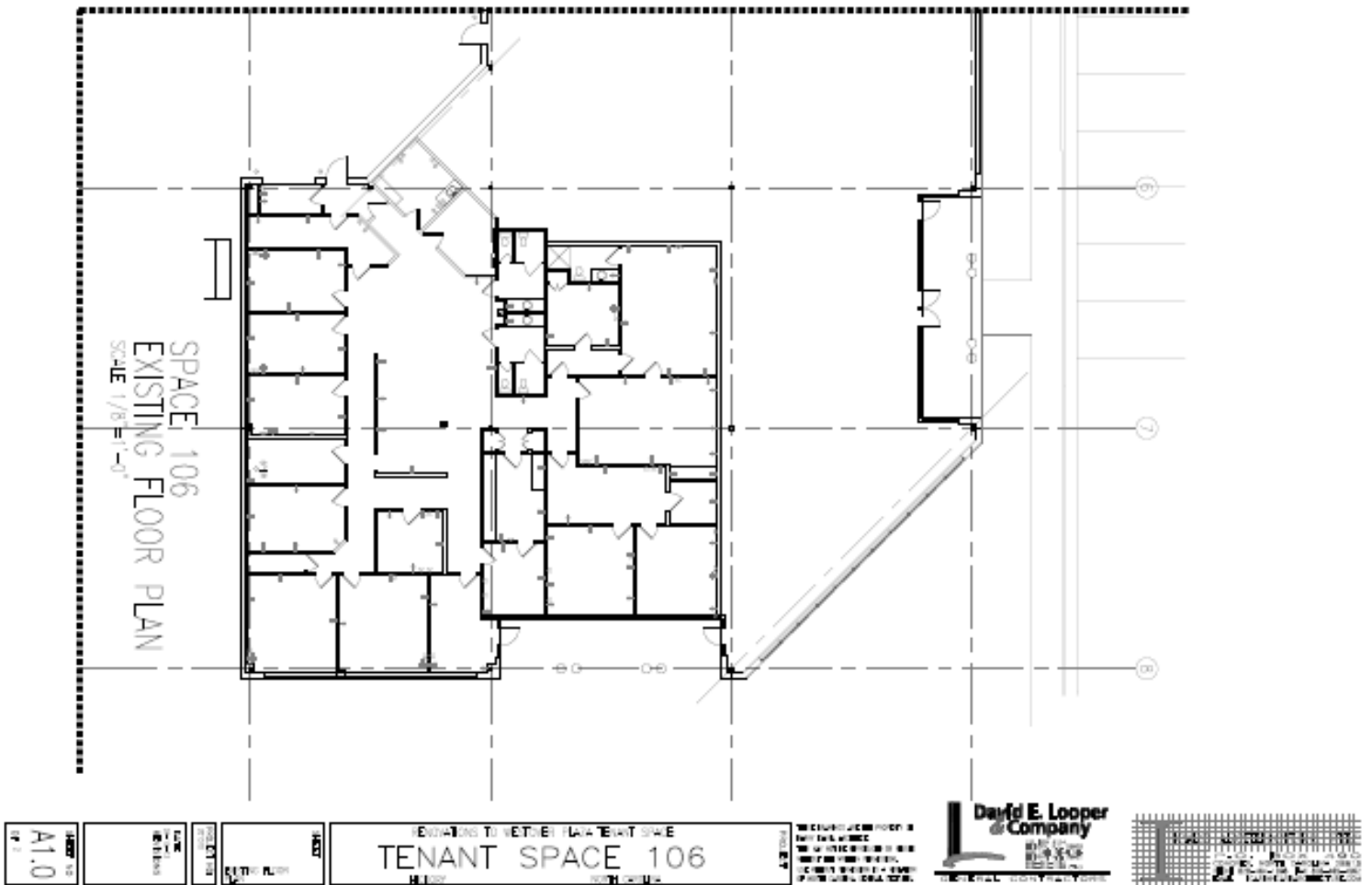
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FLOOR PLAN

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DEMOGRAPHICS

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1 Mile:

3 Miles:

5 Miles:

POPULATION: 2017

Total Population	4,885	35,393	67,725
Median Age	34.1	37.8	39.1
Employees	8,358	41,173	62,665
Establishments	639	3,185	4,614

INCOME: 2017

Median HH Income	\$32,702	\$47,094	\$52,059
Average HH Income	\$41,334	\$59,640	\$65,354
Per Capita Income	\$16,902	\$25,873	\$27,440

HOUSEHOLDS: 2017

Total Households	1,936	15,234	28,313
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HOUSING: 2017

Owner Occupied Housing Units	37.1%	46.9%	57.4%
Renter Occupied Housing Units	54.1%	45.9%	36.1%
Vacant Housing Units	8.8%	7.2%	6.5%

RACE: 2017

White	58.8%	70.1%	75.7%
Black	28.9%	16.2%	11.3%
Asian or Pacific Islander	2.8%	4.3%	4.5%
American Indian or Alaska Native	0.3%	0.3%	0.3%
Other Races	9.2%	9.1%	8.2%

ETHNICITY: 2017

Hispanic	17.4%	13.9%	11.9%
Non-Hispanic	82.6%	86.1%	88.1%

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