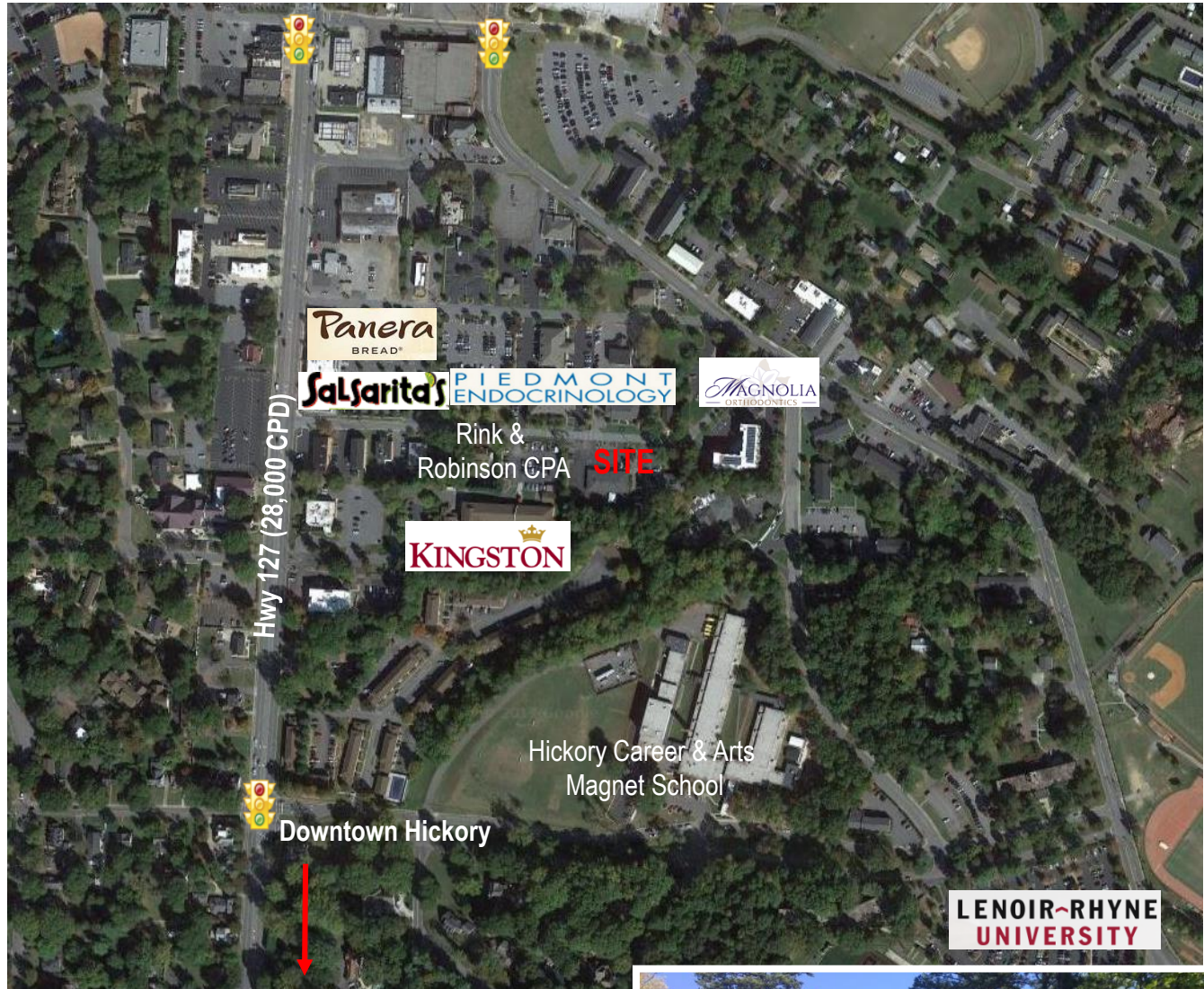


PROFESSIONAL/MEDICAL OFFICE SPACE | HICKORY, NC

360 9TH AVENUE DRIVE NE HICKORY, NC 28601



SPECIFICATIONS

Price: \$12/SF (utilities included)

SF: 2,420 +/-

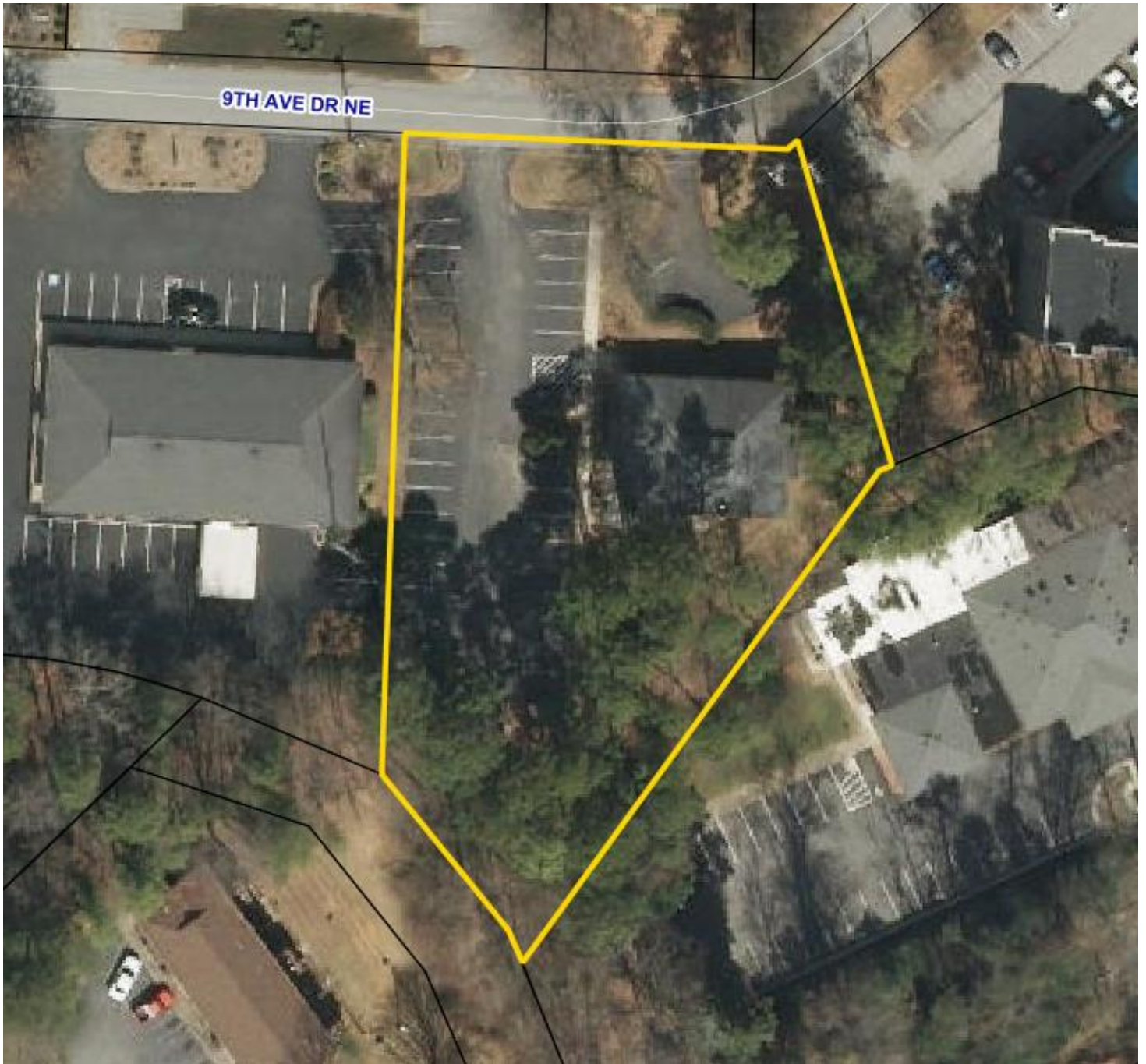
Zoning: OI

Professional office space available in the Viewmont Business District. Office is currently set up as a dentist office (each room is equipped with cabinets, gas, and water). Could be used as is or converted into a medical or professional office space. Location is convenient to Downtown Hickory, Tate Blvd, and LR Blvd.



SITE

360 9TH AVENUE DRIVE NE HICKORY, NC 28601



PICTURES

360 9TH AVENUE DRIVE NE HICKORY, NC 28601



RECEPTION AREA



EXTERIOR



OFFICE



OFFICE



SUNROOM

COMMERCIAL  FIRST

Commercial Real Estate | Site Selection

Jenny Eckard

828.320.8989

jenny@commercialfirst.net

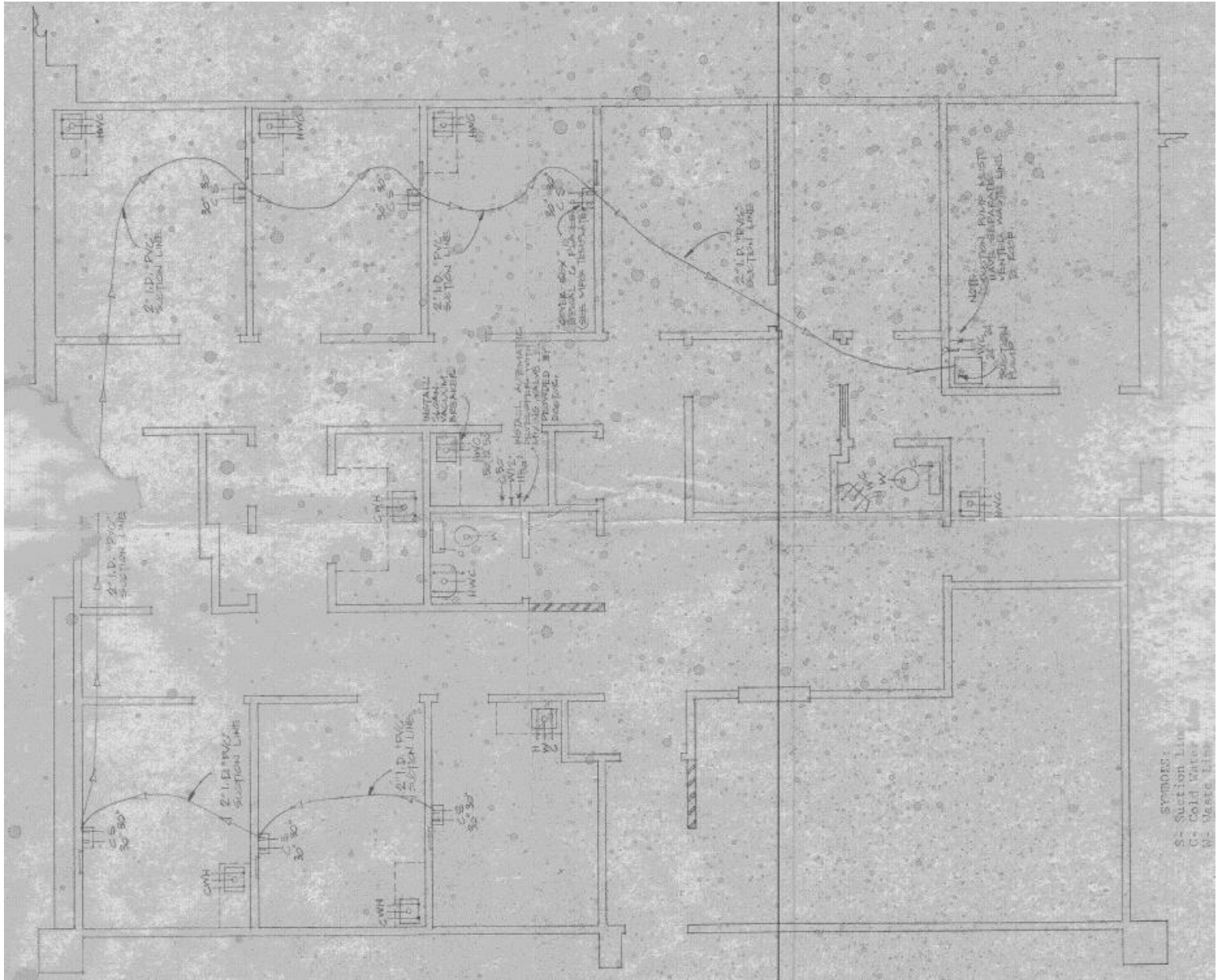
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FLOORPLAN

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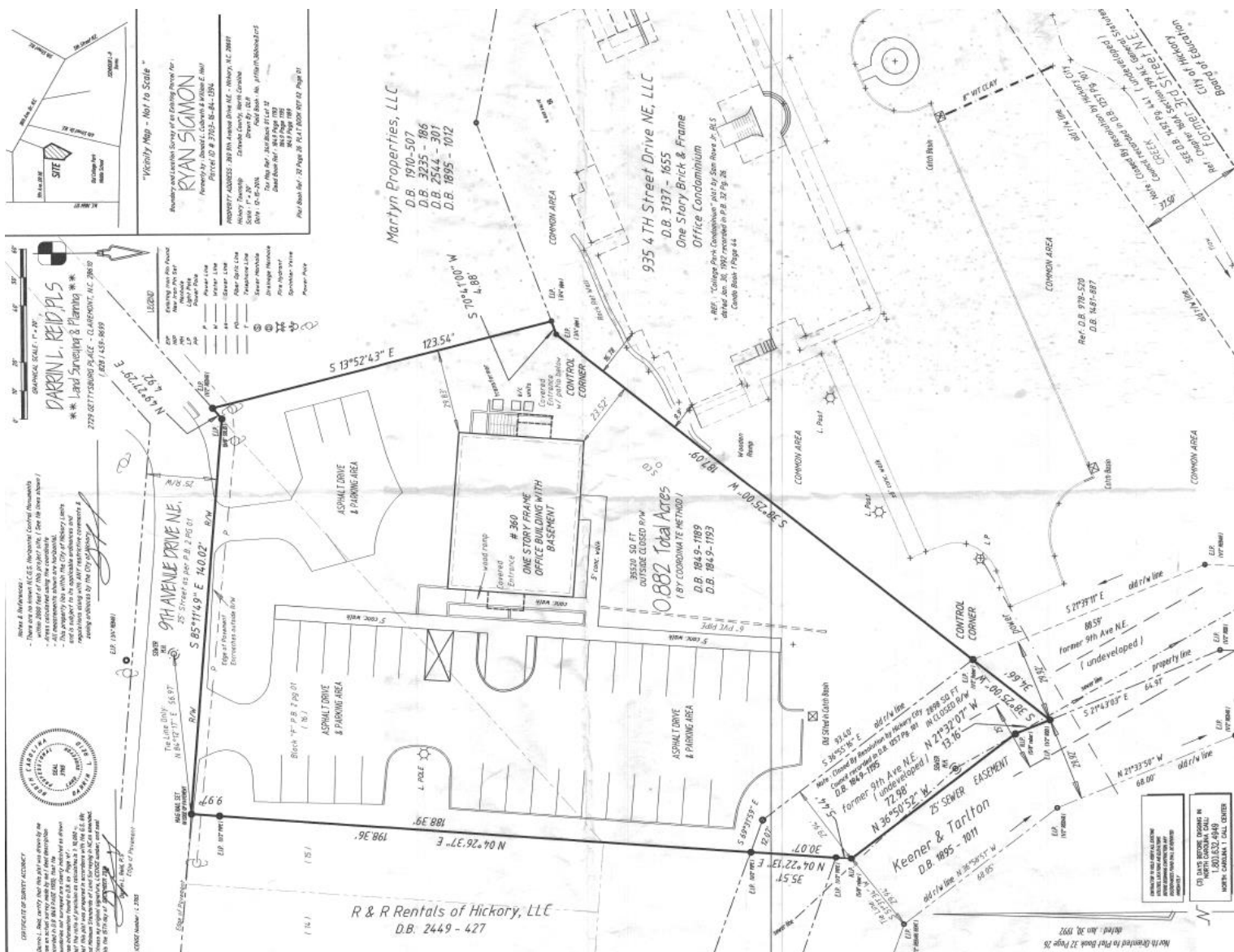
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DEMOGRAPHICS

360 9TH AVENUE DRIVE NE HICKORY, NC 28601

	1 Mile:	3 Miles:	5 Miles:
POPULATION: 2017			
Total Population	7,707	38,840	68,947
Median Age	35.1	39.0	39.6
Employees	8,066	41,898	58,717
Establishments	820	3,326	4,486
INCOME: 2017			
Median HH Income	\$48,090	\$52,523	\$52,263
Average HH Income	\$64,275	\$66,533	\$65,144
Per Capita Income	\$28,306	\$29,004	\$27,385
HOUSEHOLDS: 2017			
Total Households	3,348	16,380	28,862
HOUSING: 2017			
Owner Occupied Housing Units	39.8%	49.9%	58.2%
Renter Occupied Housing Units	53.1%	43.0%	34.9%
Vacant Housing Units	7.1%	7.2%	6.9%
RACE: 2017			
White	75.9%	73.2%	76.9%
Black	11.9%	14.9%	10.7%
Asian or Pacific Islander	2.1%	3.8%	4.3%
American Indian or Alaska Native	0.3%	0.3%	0.3%
Other Races	9.9%	7.8%	7.8%
ETHNICITY: 2017			
Hispanic	16.0%	11.9%	11.2%
Non-Hispanic	84.0%	88.1%	88.8%

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