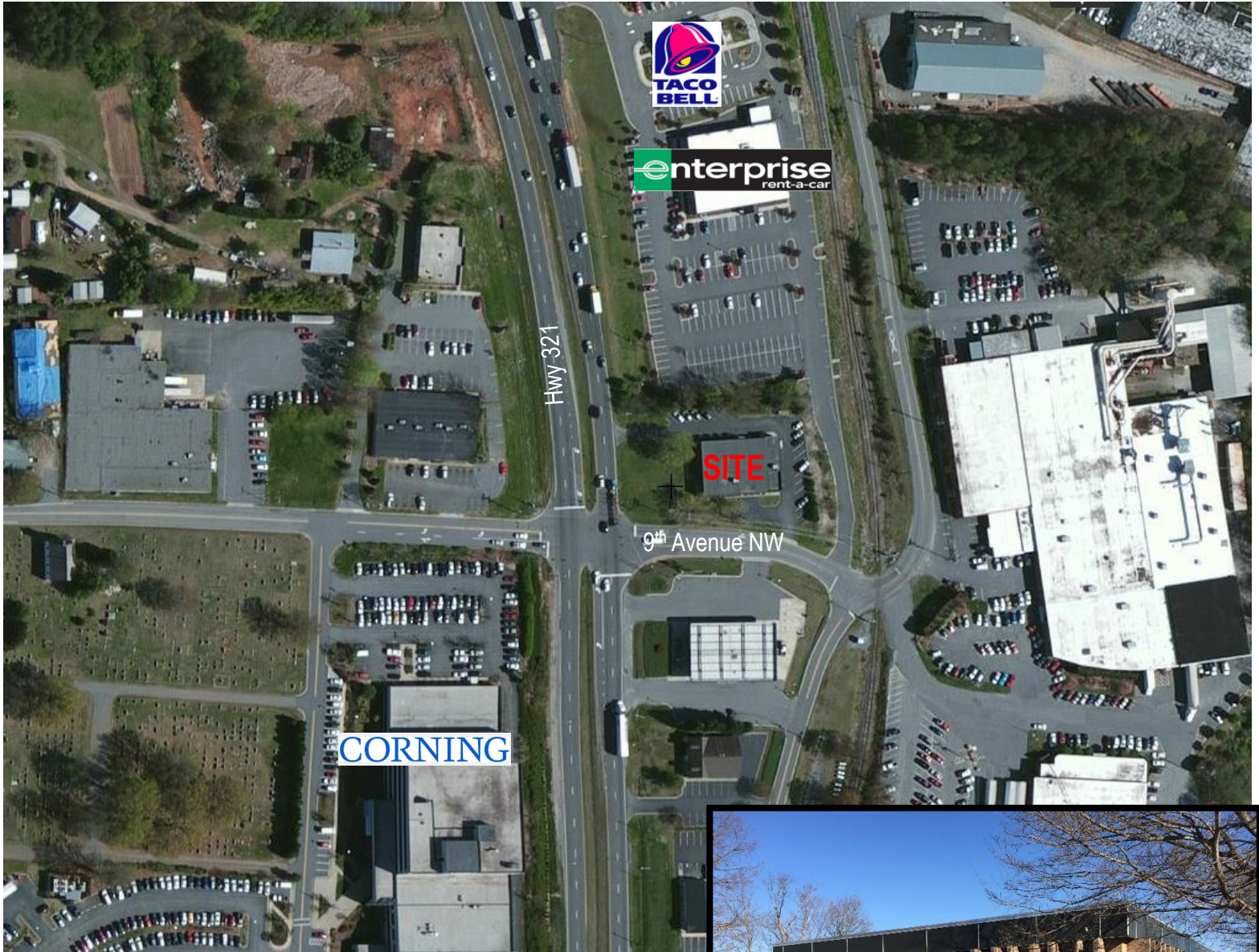


# OFFICE SPACE ON HWY 321 | HICKORY, NC

910 HWY 321 N HICKORY, NC 28601



## SPECIFICATIONS

**Price:** Varies – see floor plan

**SF:** Varies – see floor plan

**Zoning:** C-2

Multiple office spaces on Hwy 321. Lease includes all utilities, cleaning, and common area maintenance.

COMMERCIAL  FIRST

Commercial Real Estate | Site Selection

**Ryan Lovern**

828.446.8266

[ryan@commercialfirst.net](mailto:ryan@commercialfirst.net)

3031 North Center Street

Hickory, NC 28601

[www.commercialfirst.net](http://www.commercialfirst.net)



# SITE

910 HWY 321 N HICKORY, NC 28601



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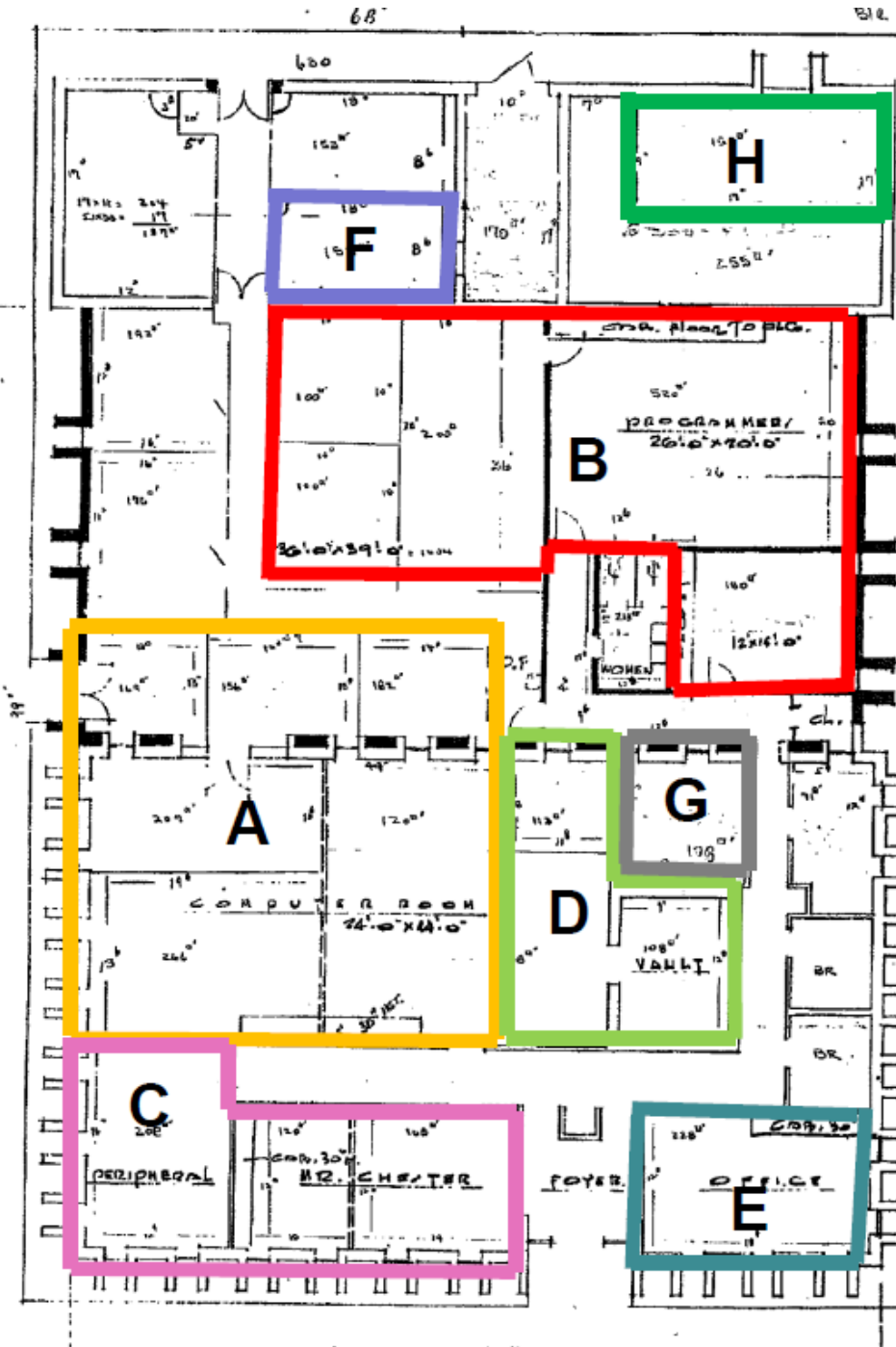
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# FLOOR PLAN

910 HWY 321 N HICKORY, NC 28601



Unit	SF +/-	Price/month
A	1,100	\$1,300
B	1,020	\$1,200
C	500	\$650
D	36	\$450
E	228	\$325
F	153	\$250
G	108	\$200
H	153	\$125

(H – can be rented as storage)

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# DEMOGRAPHICS

910 HWY 321 N HICKORY, NC 28601

	<b>1 Mile:</b>	<b>3 Miles:</b>	<b>5 Miles:</b>
<b>POPULATION: 2017</b>			
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
<b>INCOME: 2017</b>			
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
<b>HOUSEHOLDS: 2017</b>			
Total Households	1,650	12,695	26,926
<b>HOUSING: 2017</b>			
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%
<b>RACE: 2017</b>			
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%
<b>ETHNICITY: 2017</b>			
Hispanic	13.1%	12.2%	10.1%
Non-Hispanic	86.9%	87.8%	89.9%

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