

EXECUTIVE OFFICE SPACE | HICKORY, NC

2810 16TH STREET NE HICKORY, NC 28601



SPECIFICATIONS

Price: \$14.50/SF + CAM

SF: 6,613 +/- (2nd floor)

Offices: 15+ (2nd floor)

Acres: 1.47

Zoning: NC

Executive office space located in NE Hickory. 2nd floor offers reception area, private restrooms, conference area, kitchenette, and storage rooms. The 3rd floor is occupied by AMN Healthcare, and the 1st floor is occupied by Generations.



COMMERCIAL  FIRST

Commercial Real Estate | Site Selection

Ryan Lovern

828.446.8266

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3031 North Center Street

Hickory, NC 28601

www.commercialfirst.net

SITE

2810 16TH STREET NE HICKORY, NC 28601



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PICTURES

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CONFERENCE AREA



RECEPTION AREA



OFFICE



KITCHEN



RECEPTION AREA

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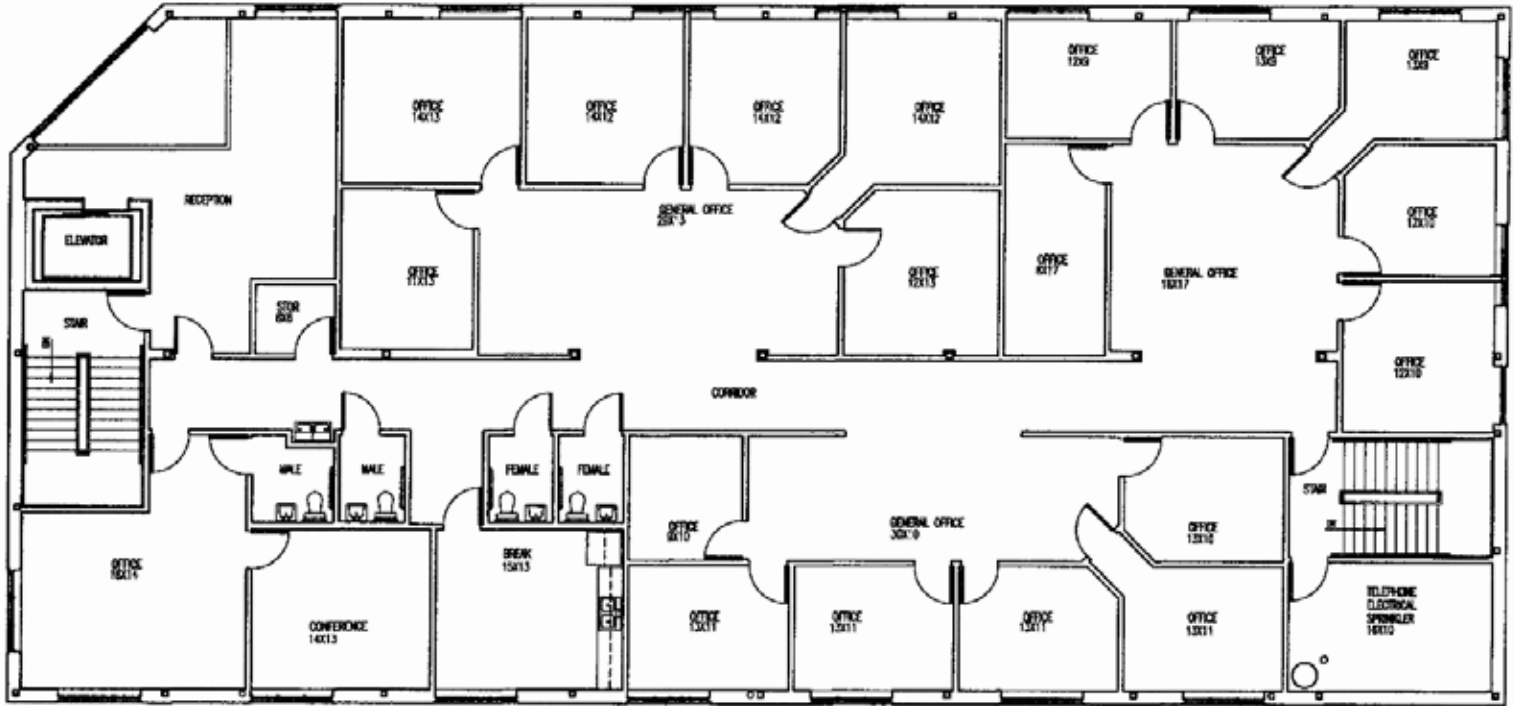
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SECOND FLOOR PLAN

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SECOND FLOOR PLAN (6,648 SF)

SCALE 1/8" = 1'-0"

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DEMOGRAPHICS

2810 16TH STREET NE HICKORY, NC 28601

1 Miles:

3 Miles:

5 Miles:

POPULATION: 2016

Total Population	3,761	20,072	44,975
Median Age	42.3	39.7	39.0
Employees	3,787	21,270	41,252
Establishments	263	1,223	2,109

INCOME: 2016

Median HH Income	\$41,380	\$46,829	\$48,261
Average HH Income	\$53,072	\$55,014	\$55,402
Per Capita Income	\$22,624	\$22,004	\$21,691

HOUSEHOLDS: 2016

Total Households	1,687	8,002	17,486
Average Household Size	2.20	2.47	2.53

HOUSING: 2016

Owner Occupied Housing Units	60.6%	64.0%	66.5%
Renter Occupied Housing Units	32.0%	27.9%	25.4%
Vacant Housing Units	7.5%	8.1%	8.1%

RACE: 2016

White	77.7%	77.0%	79.9%
Black	10.6%	10.0%	8.7%
American Indian, Eskimo, Aleut	0.3%	0.4%	0.3%
Asian	3.5%	3.6%	3.8%
Hawaiian or Pacific Islander	0.1%	0.1%	0.1%
Other	6.5%	7.0%	5.5%
Multirace	1.3%	1.9%	1.9%

ETHNICITY: 2016

Hispanic	12.6%	15.0%	13.0%
Non-Hispanic	87.4%	85.0%	87.0%

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