

# END CAP AVAILABLE | HICKORY, NC

2910 N CENTER STREET HICKORY, NC 28601



## SPECIFICATIONS

**Price:** \$33/SF

**CAM:** \$1.97/SF

**SF:** 1,600+/- SF Cold Dark Shell  
3,000+/- SF Turn Key Space

Join Sports Clips and Smallcakes cupcakery at the highest traffic count intersection in Hickory. Access to 29<sup>th</sup> Avenue and Hwy 127.



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)

# AERIAL WITH DEMOGRAPHICS

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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Population	4,304	36,212	66,133
Total Households	1,927	15,501	27,596
Median Household Income	\$63,728	\$57,340	\$52,054
Total Employees	1,545	21,026	53,083

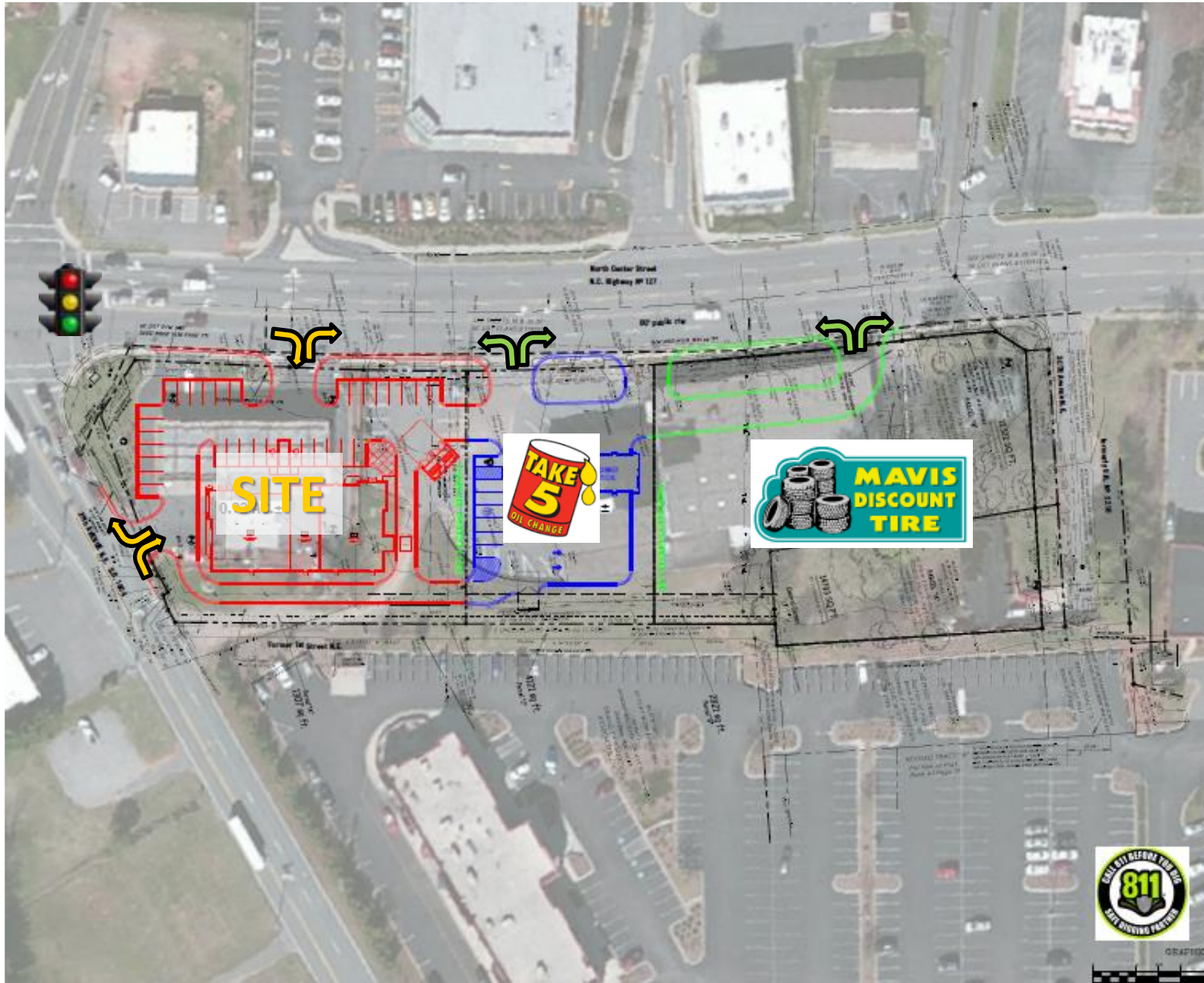
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# SITE

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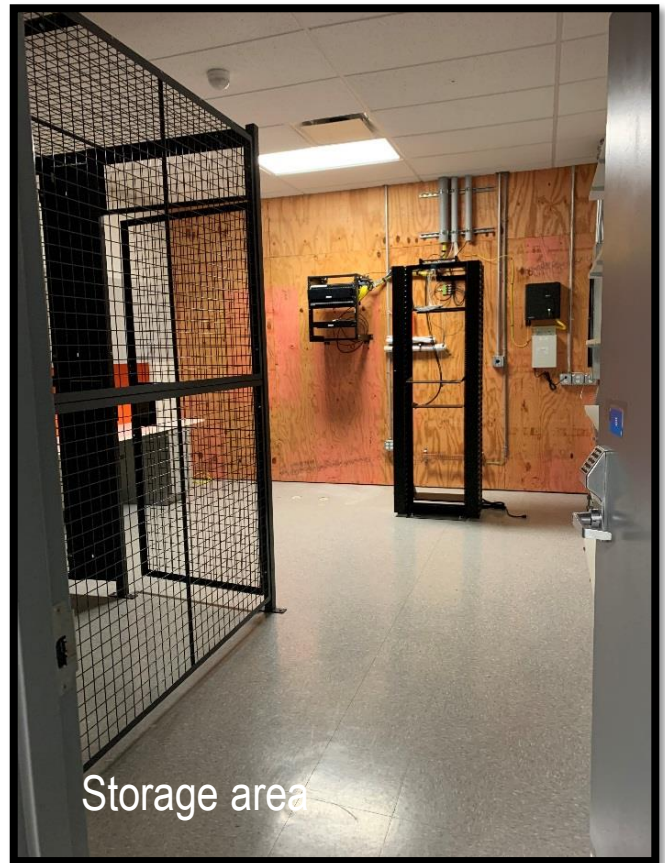
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# 3,000 +/- SF SPACE

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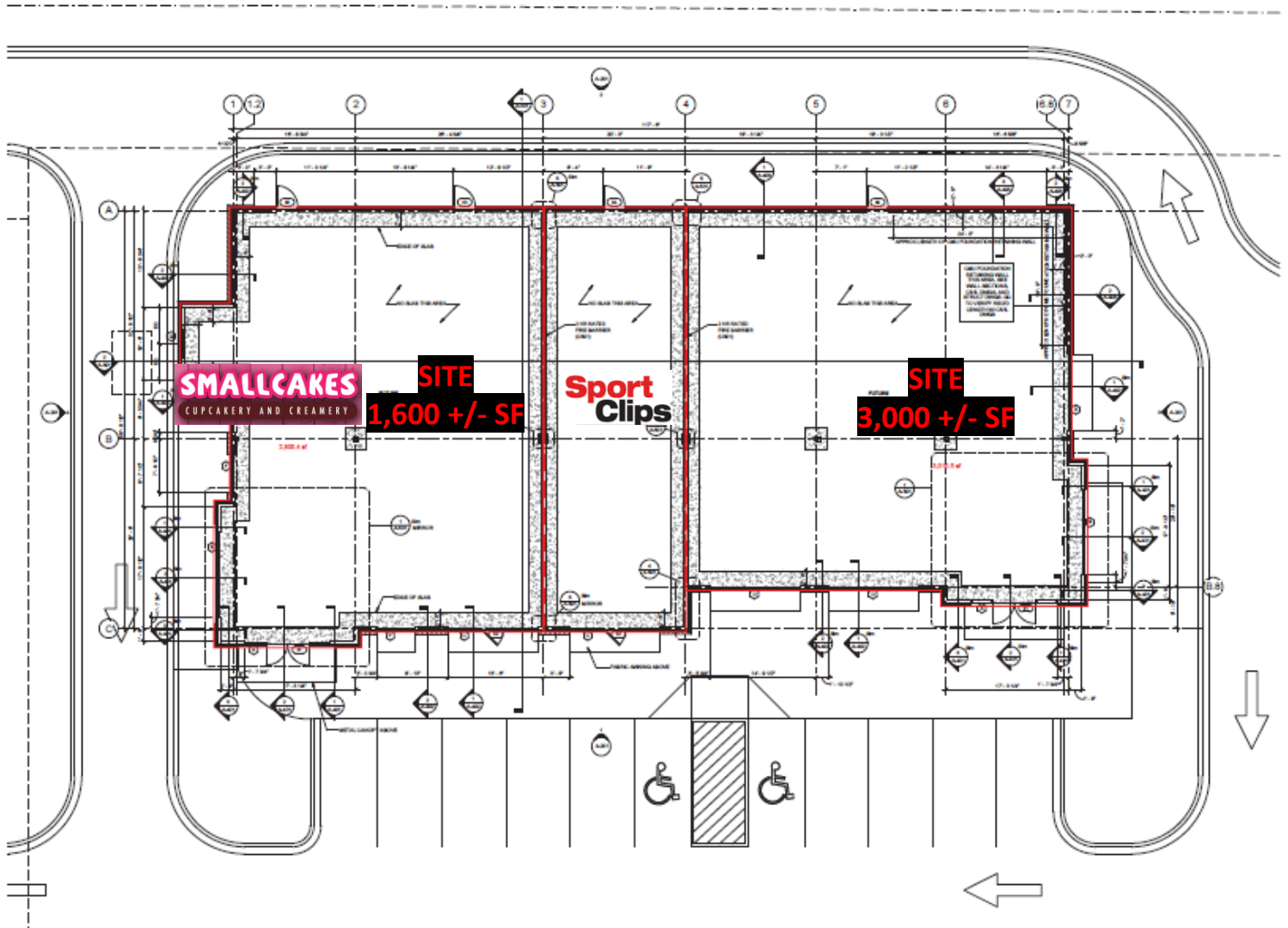
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# SITE PLAN

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