

MEDICAL SPACE FOR LEASE | HICKORY, NC

15 13TH AVENUE NE HICKORY, NC 28601



SPECIFICATIONS

Suite 1: \$4,600/month - 3,064/SF

Suite 2: \$5,400/month - 3,570 SF

**Can also be leased together*

Medical space available in Viewmont Surgery Center building. Located on Hwy. 127 across from Viewmont Pharmacy and beside Hickory Family Practice. Neighboring tenant is Viewmont Surgery Center.



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

50 13TH AVENUE NE HICKORY, NC 28601



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PICTURES

50 13TH AVENUE NE HICKORY, NC 28601



FRONT ENTRANCE



ENTRANCE LOBBY



FRONT ENTRANCE

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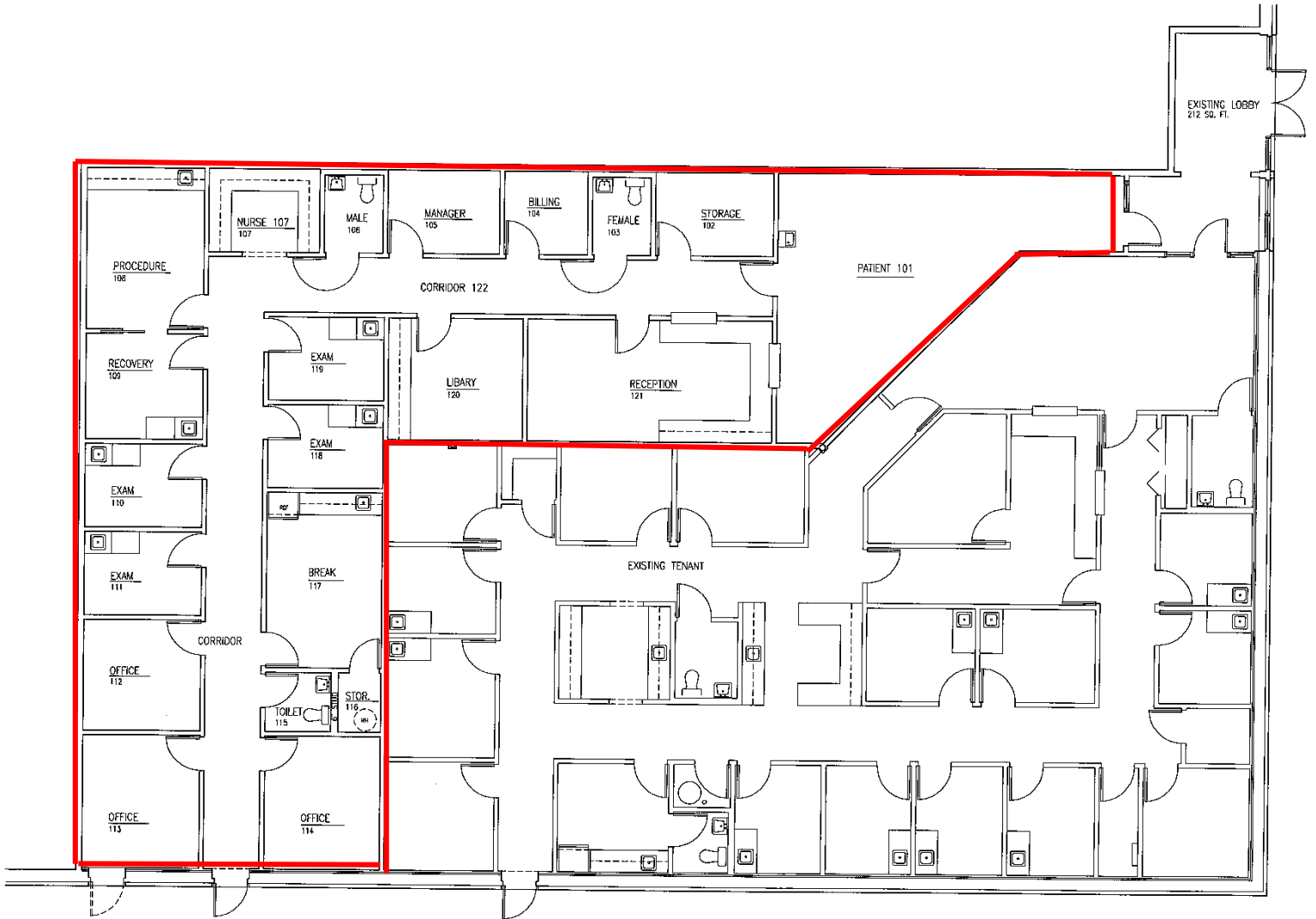
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FLOORPLAN SUITE 1

50 13TH AVENUE NE HICKORY, NC 28601



FLOOR PLAN
SCALE 1/4" = 1'-0"
3064 SQ. FT.

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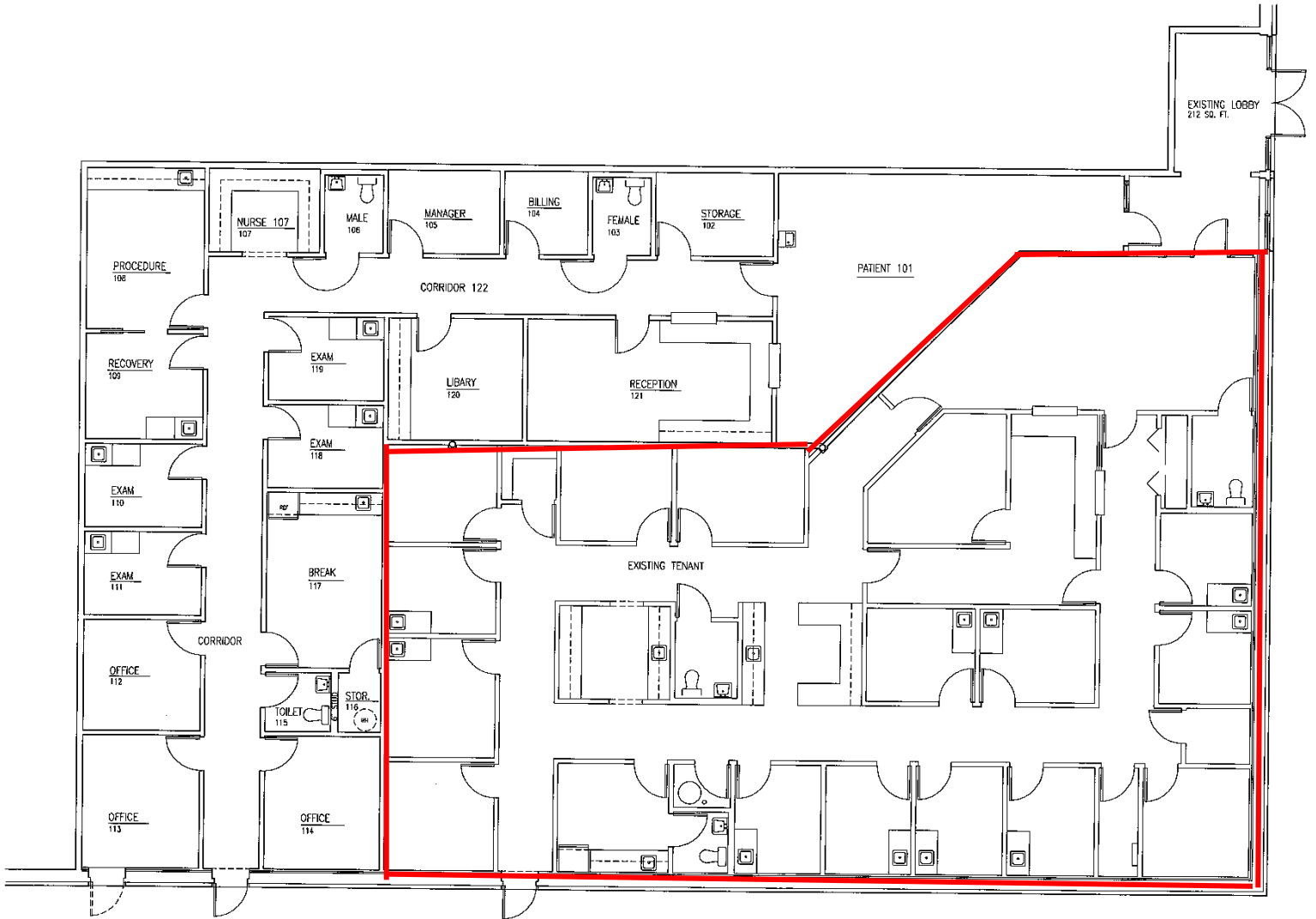
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FLOORPLAN SUITE 2

50 13TH AVENUE NE HICKORY, NC 28601



FLOOR PLAN
SCALE 1/4" = 1'-0"
3064 SQ. FT.

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DEMOGRAPHICS

50 13TH AVENUE NE HICKORY, NC 28601

	1 Miles:	3 Miles:	5 Miles:
POPULATION: 2017			
Total Population	7,372	39,001	68,196
Median Age	36.4	39.5	39.9
Employees	4,558	29,161	43,665
Establishments	507	2,876	4,448
INCOME: 2017			
Median HH Income	\$34,491	\$35,680	\$37,717
Average HH Income	\$59,293	\$57,804	\$57,602
Per Capita Income	\$25,749	\$24,645	\$23,420
HOUSEHOLDS: 2017			
Total Households	2,989	16,460	27,754
Average Household Size	2.22	2.29	2.40
HOUSING: 2017			
Owner Occupied Housing Units	1,333	8,741	17,003
Renter Occupied Housing Units	1,656	7,719	10,751
Vacant Housing Units	404	2,202	3,558
RACE: 2017			
White	78.1%	74.5%	77.7%
Black	10.5%	14.4%	10.5%
American Indian, Eskimo, Aleut	0.2%	0.3%	0.4%
Asian	1.5%	3.1%	3.6%
Hawaiian or Pacific Islander	0.1%	0.0%	0.0%
Other	7.0%	5.2%	5.6%
Multirace	2.5%	2.4%	2.2%
ETHNICITY: 2017			
Hispanic	15.4%	11.6%	11.3%
Non-Hispanic	84.6%	88.4%	88.7%