

RETAIL/OFFICE SPACE | HICKORY, NC

5035 HICKORY BLVD HICKORY, NC 28601



SPECIFICATIONS

Lease Price: \$1,811/mo.

SF: 1,500 +/-

Year Built: 2005

CPD: 38,000 CPD

Located on Hwy. 321 with Sunlife as anchor retailer.
Mixed use retail, office, and medical



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Commercial Real Estate | Site Selection

Ryan Lovern

828.446.8266

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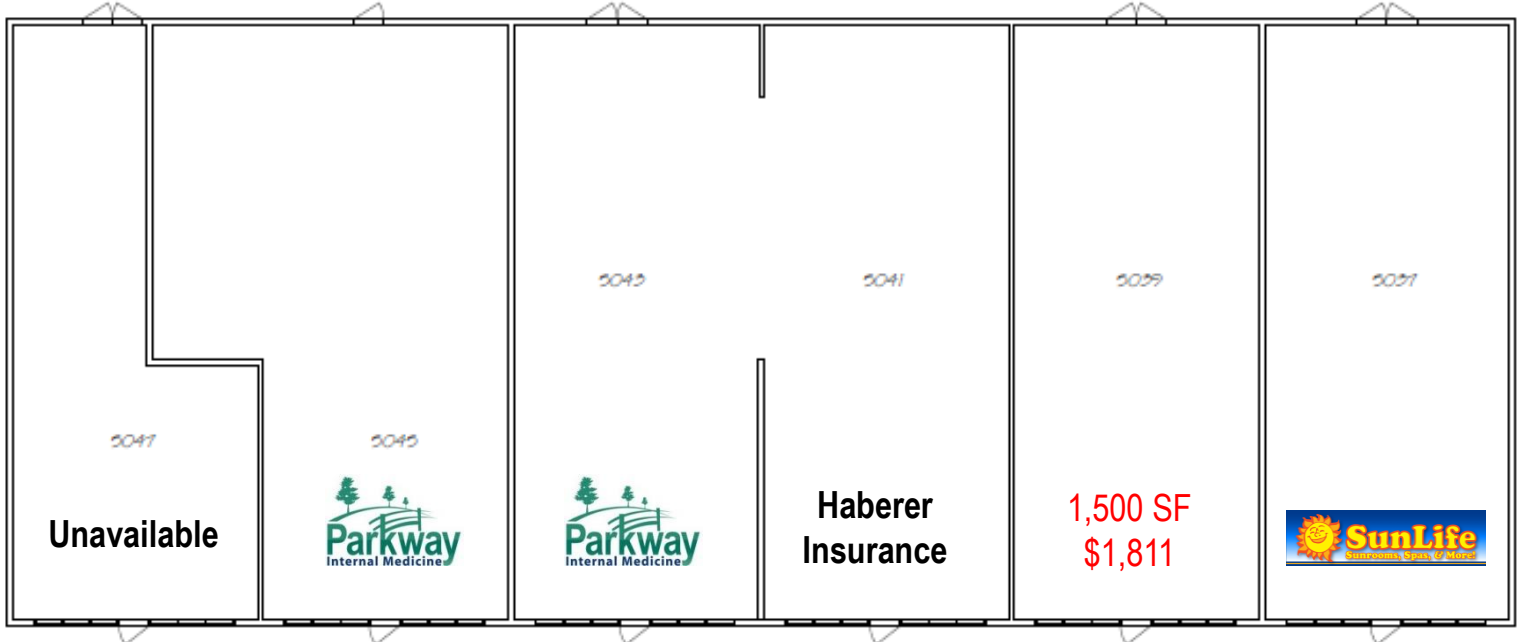
3031 North Center Street

Hickory, NC 28601

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SITE PLAN

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DEMOGRAPHICS

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	1 Miles:	3 Miles:	5 Miles:
POPULATION: 2017			
Total Population	1,946	14,127	32,699
Median Age	40.2	40.7	41.6
Employees	1,784	4,079	8,047
Establishments	178	445	818
INCOME: 2017			
Median HH Income	\$39,157	\$41,758	\$45,345
Average HH Income	\$52,312	\$51,033	\$56,009
Per Capita Income	\$22,387	\$21,040	\$23,129
HOUSEHOLDS: 2017			
Total Households	832	5,813	13,480
HOUSING: 2017			
Owner Occupied Housing Units	57.5%	65.4%	68.3%
Renter Occupied Housing Units	34.4%	26.2%	23.6%
Vacant Housing Units	8.2%	8.5%	8.1%
RACE: 2017			
White	91.2%	93.6%	93.4%
Black	2.3%	1.2%	1.2%
Asian or Pacific Islander	0.7%	0.7%	1.5%
American Indian or Alaska Native	0.2%	0.3%	0.3%
Other Races	5.6%	4.1%	3.6%
ETHNICITY: 2017			
Hispanic	7.8%	5.4%	4.4%
Non-Hispanic	92.2%	94.6%	95.6%

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