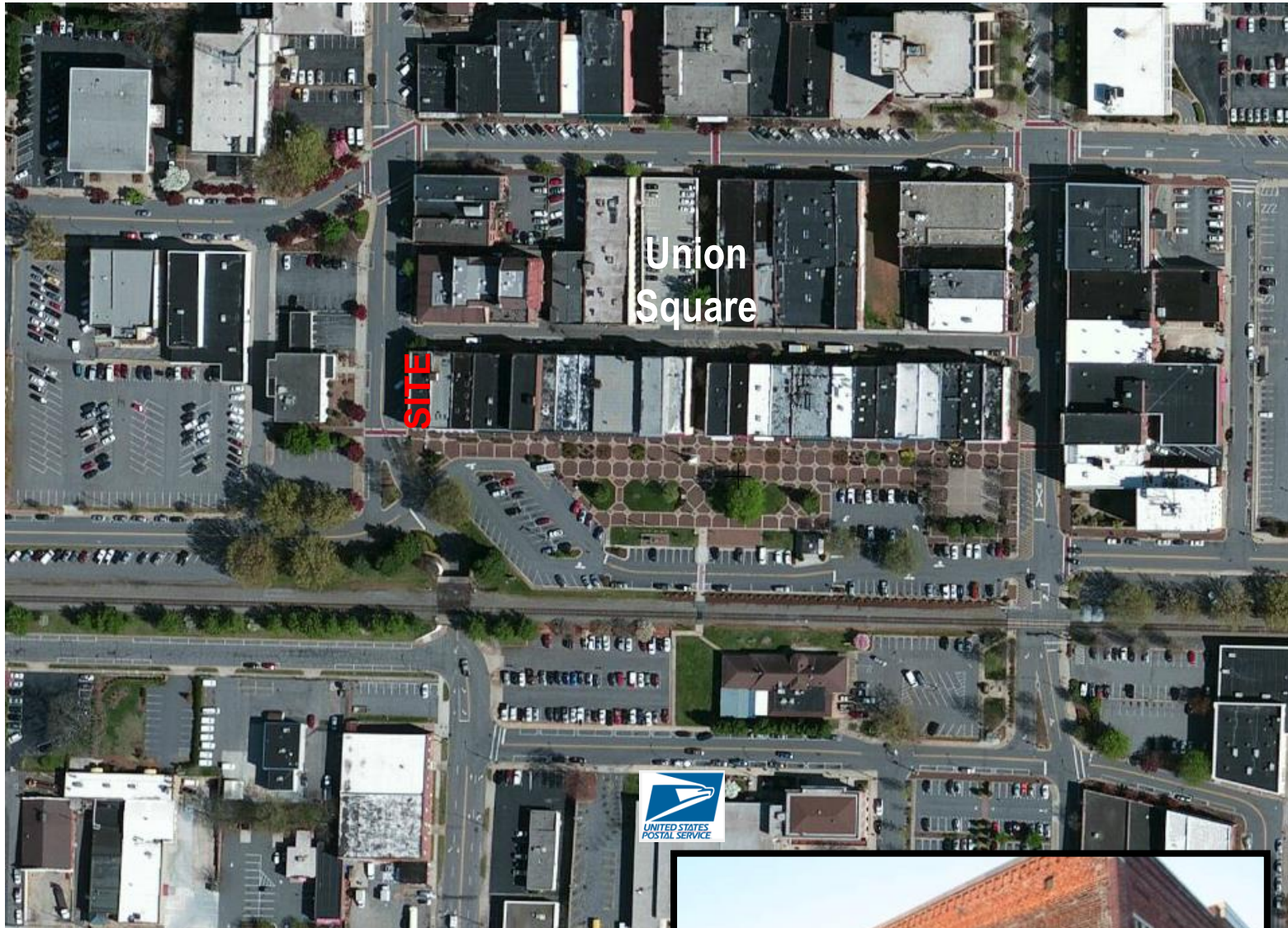


DOWNTOWN BUILDING FOR LEASE | HICKORY, NC

270 UNION SQUARE HICKORY, NC 28601



SPECIFICATIONS

Price: \$2,200/month (upper level only)

SF: 2,250 +/-

Zoning: NC

High ceilings and layout best suited for an office. Large open area looking over the square is ideal for a conference room



COMMERCIAL  FIRST

Commercial Real Estate | Site Selection

Ryan Lovern

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3031 North Center Street

Hickory, NC 28601

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SITE

270 UNION SQUARE HICKORY, NC 28601



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DEMOGRAPHICS

270 UNION SQUARE HICKORY, NC 28601

1 Miles:

3 Miles:

5 Miles:

POPULATION: 2017

Total Population	6,378	33,582	68,517
Median Age	38.5	38.4	39.4
Employees	10,677	46,280	60,054
Establishments	951	3,456	4,565

INCOME: 2017

Median HH Income	\$38,947	\$46,959	\$51,972
Average HH Income	\$53,474	\$58,660	\$64,646
Per Capita Income	\$22,663	\$25,717	\$27,148

HOUSEHOLDS: 2017

Total Households	2,643	14,607	28,651
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HOUSING: 2017

Owner Occupied Housing Units	39.5%	47.4%	57.9%
Renter Occupied Housing Units	51.8%	45.2%	35.4%
Vacant Housing Units	8.7%	7.5%	6.7%

RACE: 2017

White	53.7%	70.0%	76.4%
Black	35.1%	17.2%	11.1%
Asian or Pacific Islander	2.7%	3.9%	4.5%
American Indian or Alaska Native	0.2%	0.3%	0.3%
Other Races	8.4%	8.5%	7.7%

ETHNICITY: 2017

Hispanic	12.6%	12.9%	11.1%
Non-Hispanic	87.4%	87.1%	88.9%

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