

RETAIL SPACE IN DOWNTOWN HICKORY FOR LEASE

104 2nd AVENUE NW HICKORY, NC 28601



AERIAL



FRYE REGIONAL
MEDICAL CENTER



SITE

2nd Avenue NW (7,000 CPD)

HWY 127 (12,000 CPD)

**WELLS
FARGO**



4-minute walk to
Union Square
Downtown Hickory

PNC BANK

**1 NORTH
CENTER**

HICKORY
North Carolina



Main Avenue



**UNITED STATES
POSTAL SERVICE**

DETAILS



SPECIFICATIONS

Price: \$2,800/month

SF: 2,000 +/- (2,000 +/- Downstairs if needed)

Zoning: C-1

Wide open retail space with updated flooring and bathrooms! Location is just a short 2 block walk to the square. Lower level is also available, but the advertised price is for the upstairs only. Upstairs is classified as retail and downstairs is currently classified as Office and Warehouse.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	7,141	34,456	69,257
Total Households	2,963	15,712	29,400
Median Household Income	\$40,301	\$48,654	\$54,867
Total Employees	12,488	45,406	59,284

UPPER LEVEL



LOWER LEVEL



UNFINISHED LOWER LEVEL

PROPERTY OVERVIEW



2ND ST NW

2ND AVE NW

133'

98'

102'

136'

FOR MORE INFORMATION:

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