

# **FLEX BUILDING ON LENOIR RHYNE BLVD.**

161 LENOIR RHYNE BLVD. SE HICKORY, NC 28602





# AERIAL

Downtown Hickory

Main Avenue



MORETZ MILLS

LR Blvd. (18,870 +/- CPD)

HICKORY WHITE



Tate Blvd. (22,200 +/- CPD)





# DETAILS



## SPECIFICATIONS

Price: \$899,000

SF: 9,800 +/-

Acres: 1.8 +/-

Ceiling Height: 15'

Drive in doors: (2) 10' and 13'

Zoning: C-2

Prime flex space with frontage on LR Blvd. 3,000 +/- SF of office upstairs with 7,000 +/- SF of lab space. Ample Parking!

## DEMOGRAPHICS

### 1 Mile

### 3 Mile

### 5 Mile

Total Population

4,833

36,808

70,875

Total Households

1,840

15,684

29,249

Median Household Income

\$34,098

\$49,446

\$58,373

Total Employees

9,861

39,512

58,072

# PICTURES





# PICTURES





# PROPERTY OVERVIEW



## FOR MORE INFORMATION:

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Site Selection

