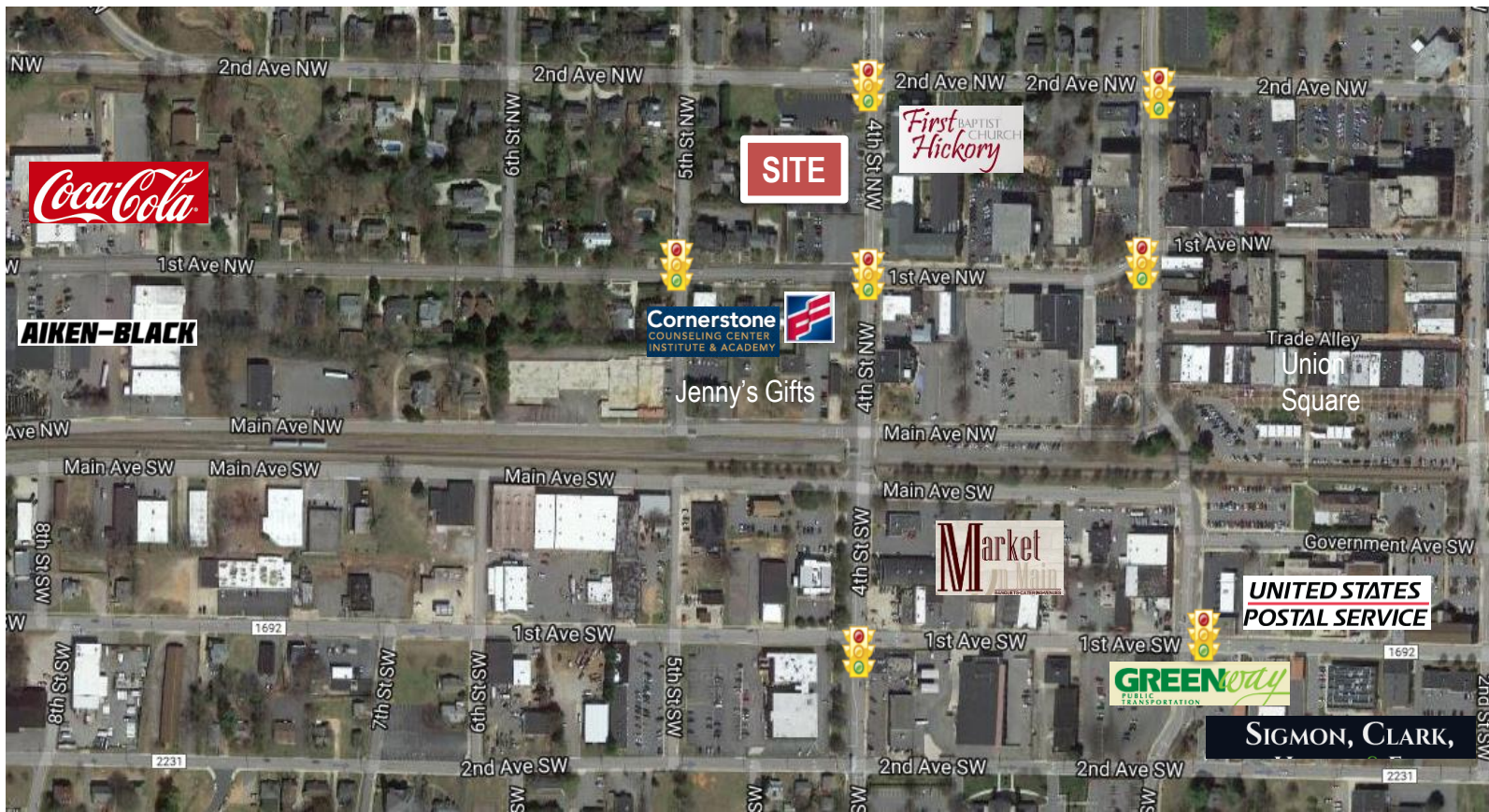


DOWNTOWN BANK BUILDING | HICKORY, NC

225 4TH STREET NW HICKORY, NC 28601



SPECIFICATIONS

Price: \$1,750,000

SF: 12,814 +/-

Zoning: C-1/OI

Acres: 1.4

Former bank branch positioned at the intersection of 3rd Ave NW and 4th Street NW, in close proximity to the square of Hickory.



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

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DEMOGRAPHICS

225 4TH STREET NW HICKORY, NC 28601

	1 Mile:	3 Miles:	5 Miles:
POPULATION: 2017			
Total Population	6,243	33,615	68,766
Median Age	39.0	38.7	39.5
Employees	11,193	44,012	59,702
Establishments	956	3,347	4,559
INCOME: 2017			
Median h h Income	\$41,871	\$47,768	\$52,228
Average HH Income	\$58,833	\$59,344	\$64,770
Per Capita Income	\$25,178	\$25,909	\$27,237
HOUSEHOLDS: 2017			
Total Households	2,623	14,563	28,795
HOUSING: 2017			
Owner Occupied Housing Units	40.9%	48.8%	57.9%
Renter Occupied Housing Units	50.7%	43.7%	35.3%
Vacant Housing Units	8.5%	7.5%	6.8%
RACE: 2017			
White	56.8%	70.8%	76.8%
Black	31.2%	16.8%	11.0%
Asian or Pacific Islander	3.1%	3.9%	4.5%
American Indian or Alaska Native	0.2%	0.3%	0.3%
Other Races	8.8%	8.3%	7.4%
ETHNICITY: 2017			
Hispanic	12.1%	12.5%	10.7%
Non-Hispanic	87.9%	87.5%	89.3%

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