

INTEGRITY BUILDING | HICKORY, NC

39 2ND STREET NW HICKORY, NC 28601



SPECIFICATIONS

Price: \$600,000

SF: 23,065 +/-

Acreage: .21

Year Built: 1941

Former bank branch located at the intersection of 1st Ave NW and 2nd St NW, surrounded by three other large bank buildings including Wells Fargo, BB&T, and PNC Bank at opposing corners. This historic property is within walking distance of multiple small shops, restaurants, and a local farmers market.



COMMERCIAL  FIRST

Commercial Real Estate

Site Selection

Ryan Lovern

828.446.8266

ryan@commercialfirst.net

3031 North Center Street

Hickory, NC 28601

www.commercialfirst.net

SITE

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DEMOGRAPHICS

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	1 Mile:	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
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%