

RETAIL SPACE IN DOWNTOWN HICKORY FOR SALE

220 UNION SQUARE HICKORY, NC 28601



DETAILS

SPECIFICATIONS

Price:	\$1,525,000
SF:	6,630 +/- SF (2,210 +/- SF Per Floor)
Acres:	0.6 +/-
Zoning:	C-1
Year Built:	1885; Total Renovation in 2019

The Room is arguably the nicest property on Union Square! Boasting three levels, the owners gutted the building down to the studs and rebuilt it in 2019. The property also has use of the patio outside for food and beverage services, and a small patio on Trade Alley. Currently, the main level serves as a private event space with a full blown commercial kitchen. The upper level is on AirBNB (5 Stars) as a studio apartment or a place to rent for events. You can also rent the midlevel bedroom and bathroom overlooking Trade Alley. The basement has a Walk-in Cooler, Freezer and 3 compartment sink. All Furniture, Fixtures and Equipment included!

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	7,281	36,777	72,484
Total Household	2,878	15,948	30,186
Median Household Income	\$47,164	\$57,096	\$65,226
Total Employees	11,305	39,206	52,803

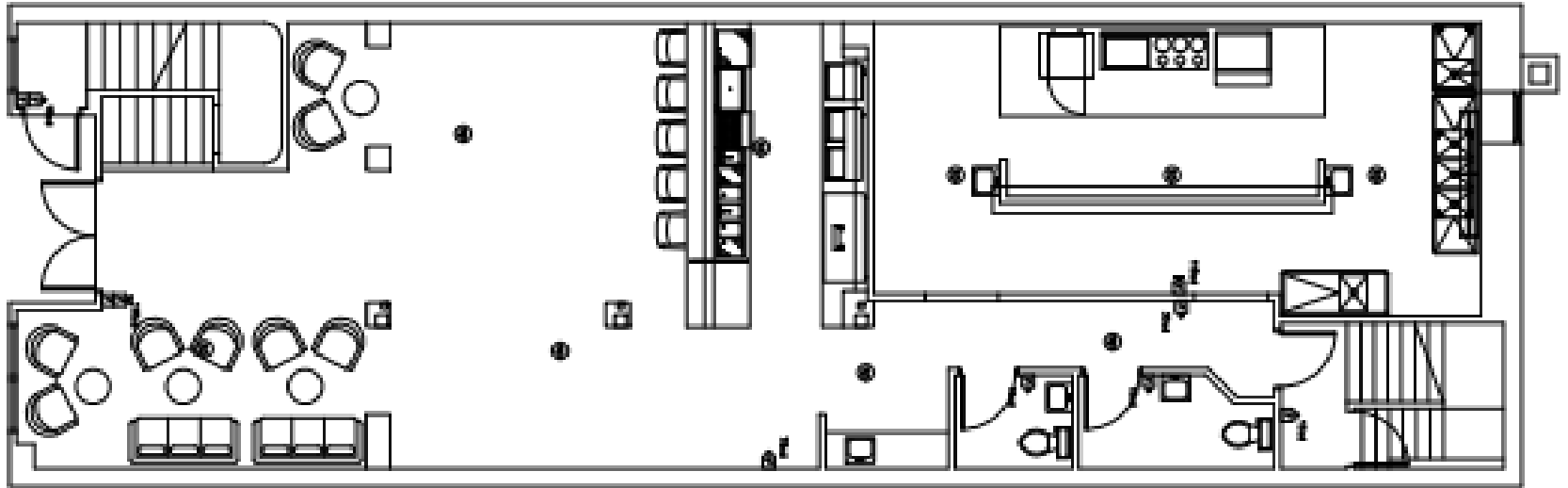


MAIN LEVEL WITH COMMERCIAL KITCHEN



MAIN LEVEL FLOORPLAN

FIRST FLOOR



UPPER LEVEL WITH FULL KITCHEN AND BATHROOM



MID-LEVEL BEDROOM AND BATHROOM

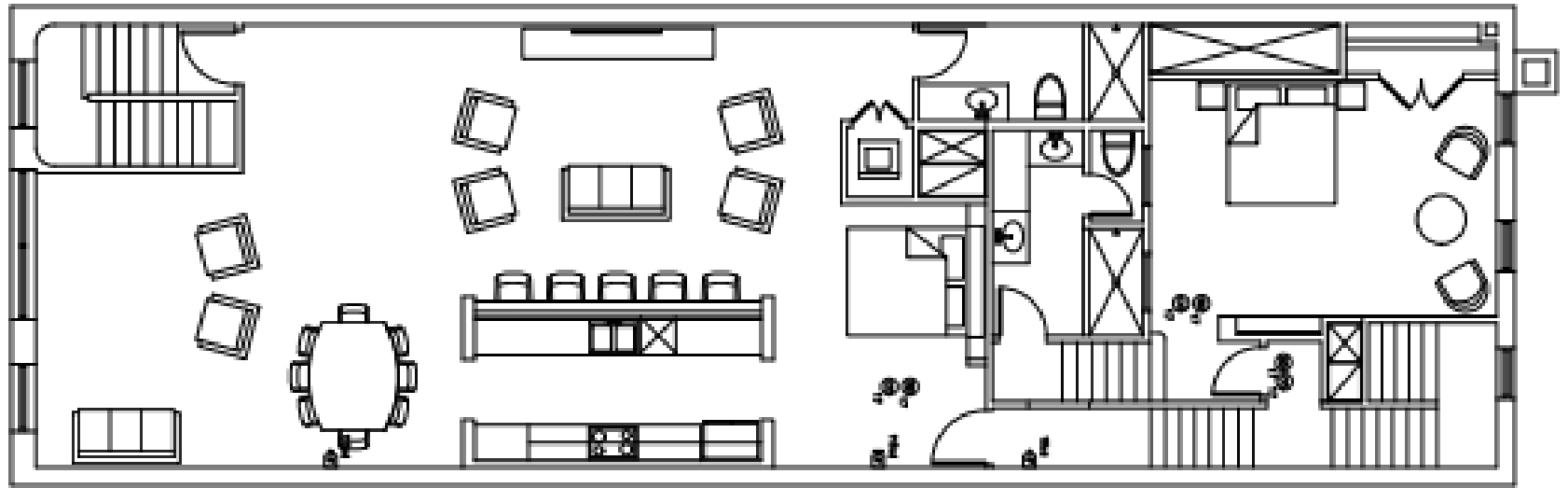


UPPER AND MID-LEVEL FLOORPLAN

UPPER LEVEL

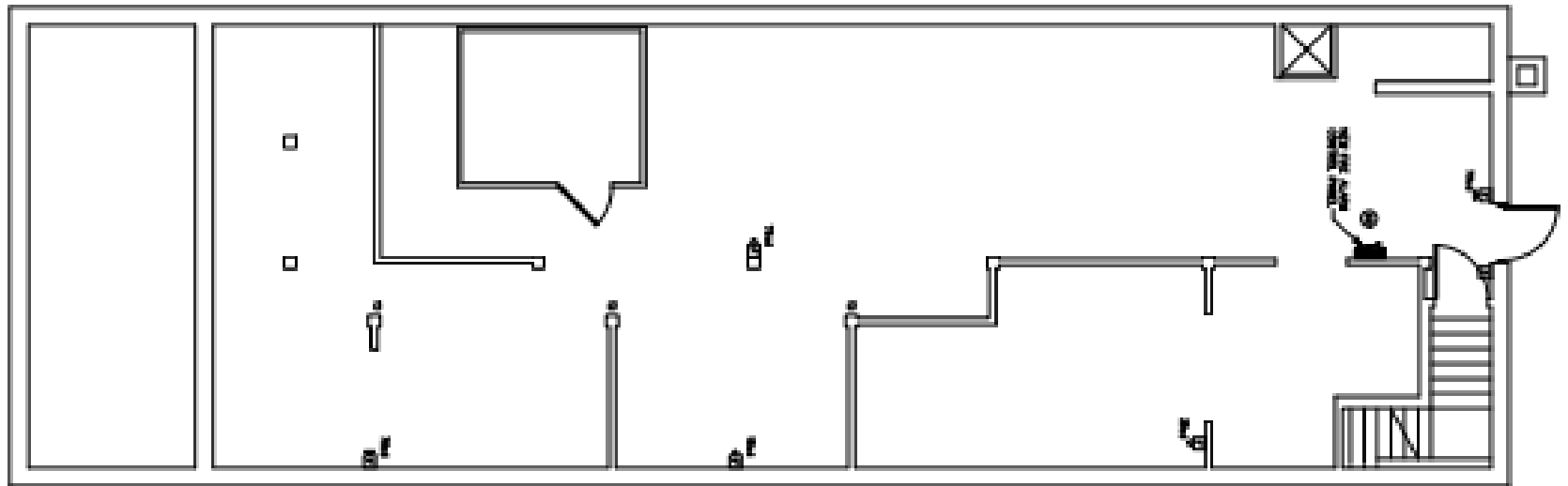
MID - LEVEL

SECOND FLOOR



BASEMENT FLOORPLAN

BASEMENT



MARKET OVERVIEW

HICKORY, NC

Hickory is for doers and makers seeking a well-rounded community. Our city is a three-time All-American City and the regional hub of a metropolitan area of 365,376 people. Hickory and the metro area have strong transportation, utility, higher education, cultural, and workforce development networks that have produced a robust manufacturing base and extensive medical, retail, service, and residential development.





**FOR MORE
INFORMATION:**

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