

# OFFICE IN DOWNTOWN HICKORY FOR SALE

118 3<sup>RD</sup> AVENUE NW HICKORY, NC 28601





# AERIAL



SALT  
BLOCK  
FOUNDATION

FRYE REGIONAL  
MEDICAL CENTER  
A Duke LifePoint Hospital

Bass Smith  
Funeral Home

First Security  
Insurance  
Since 1922

HICKORY, NC  
FIRST PRESBYTERIAN

BANK OF AMERICA

TRUIST

LE GRANDE  
LAWN & BAY SH

COMMERCIAL



FIRST



# DETAILS

## SPECIFICATIONS

**Price:** \$499,000

**SF:** 4,436 +/-

**Acres:** .32 +/-

**Zoning:** OI

**Year Built:** 1924

Amazing opportunity to own a beautiful office building in Downtown Hickory! Located just across the street from First Presbyterian Church within walking distance of Union Square, dining, and shopping. The building was built in 1924 and has so much character and charm. The three HVAC units were newly installed in 2021. The roof will need some attention in the near future but currently has no issues. Plenty of PARKING with 14 sites in the rear parking lot. Each level has its own entrance lending itself to leasing opportunities for additional income.

## DEMOGRAPHICS

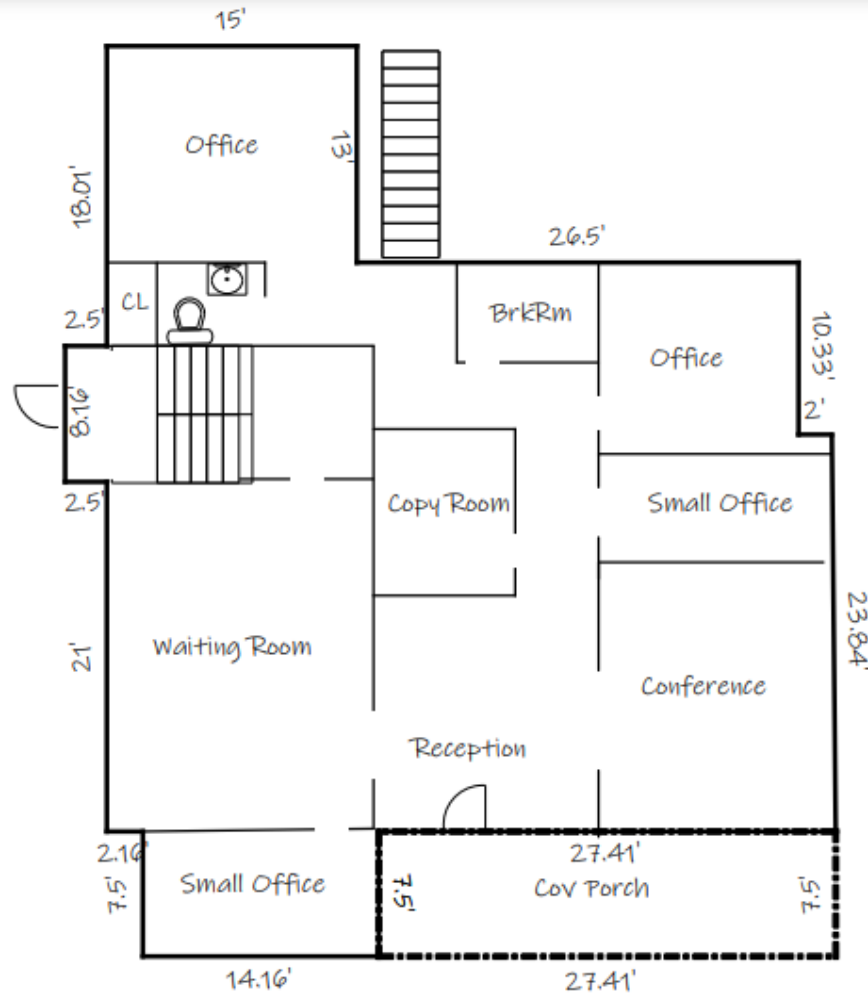
RADIUS	1 MILE	3 MILE	5 MILE
Total Population	7,281	36,777	72,484
Total Household	2,878	15,948	30,186
Median Household Income	\$47,164	\$57,096	\$65,226
Total Employees	11,305	39,206	52,803



# PICTURES

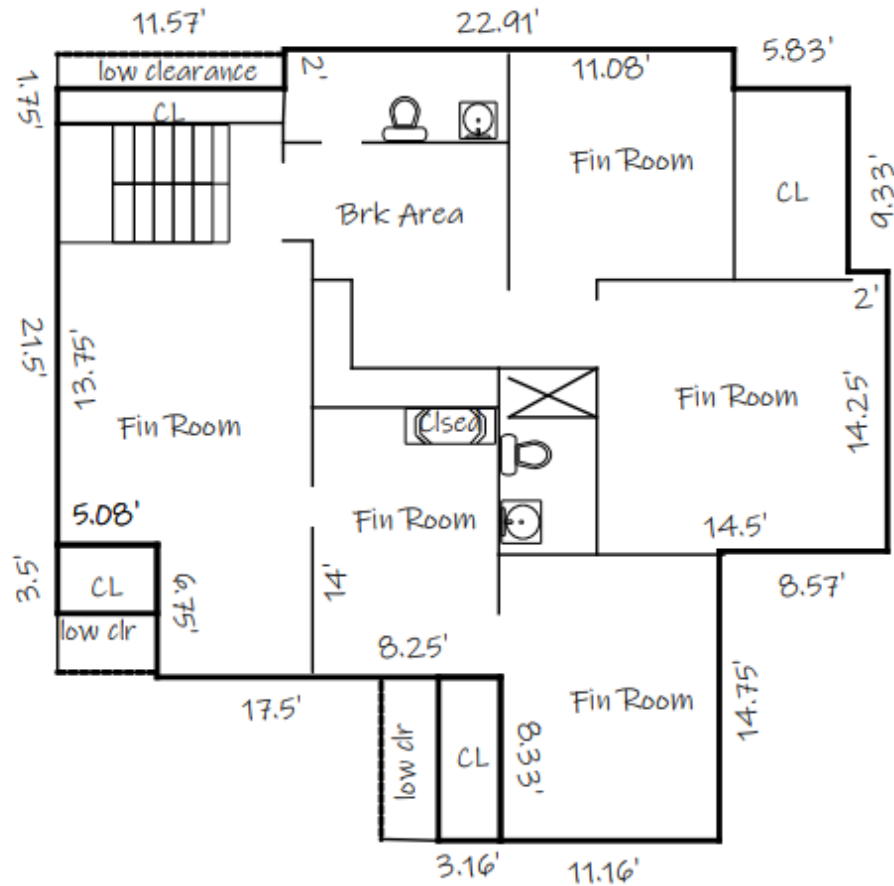


# FIRST FLOOR – 1,790 SF

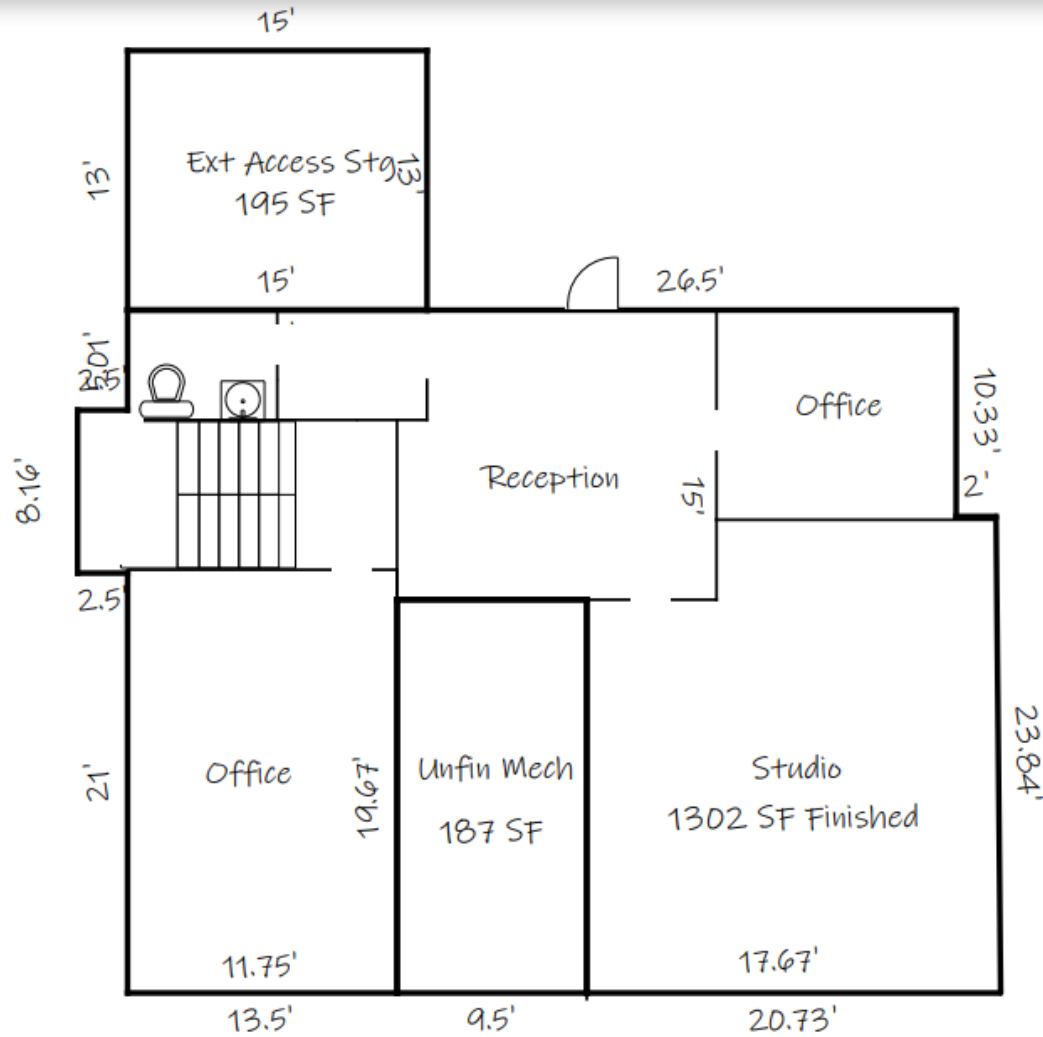


FIRST FLOOR 1790 SF

SECOND FLOOR  
1344 SF



# LOWER LEVEL - 1,302 SF





# 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:

Jenny Eckard  
828.320.8989  
[jenny@commercialfirst.net](mailto:jenny@commercialfirst.net)

3031 N Center St.  
Hickory, NC 28601

[www.commercialfirst.net](http://www.commercialfirst.net)