

# HOSIERY BUILDING FOR SALE

2808 N MAIN AVENUE NW HICKORY, NC 28601





# DETAILS

## SPECIFICATIONS

Price: \$2,100,000

SF: 75,000 +/-

Acres: 2.72 +/-

Zoning: Industrial

Year Built: 1957

75,000 SF industrial building in Hickory for sale! Brand new roof in 2022. Offices have architectural drawings completed for redesign. Ceiling heights vary from 8'-20'. The building currently has a tenant leasing approximately 45,000 providing \$11,000 in monthly income. Located convenient to Hwy. 321 and I-40.

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	5,141	32,440	68,404
Total Household	2,182	13,822	28,682
Median Household Income	\$45,149	\$58,938	\$65,240
Total Employees	9,284	36,467	51,107





# AERIAL

Hickory Regional Airport

CENTURY®

CAROLINA  
CONTAINER

Maple Springs  
Laundry

CABINET

N Main Avenue NW

Shuford  
Yarns

Morrisette  
PACKAGING

DOLLAR  
GENERAL

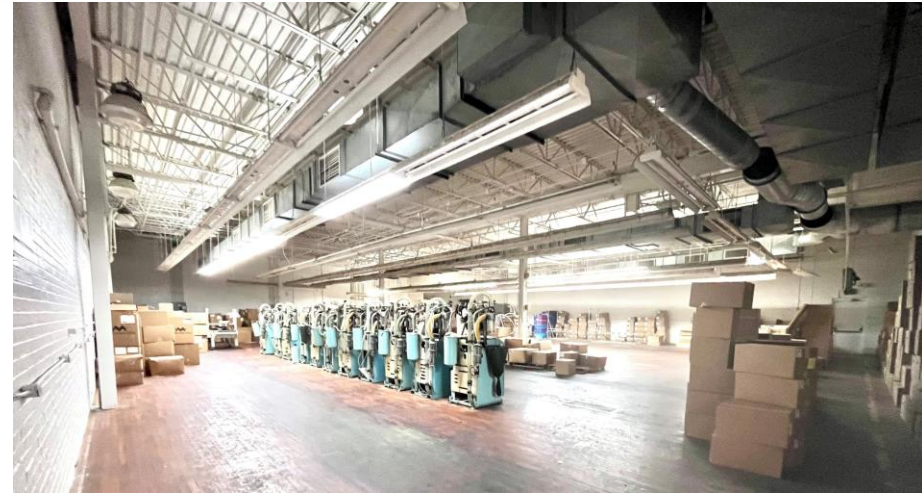
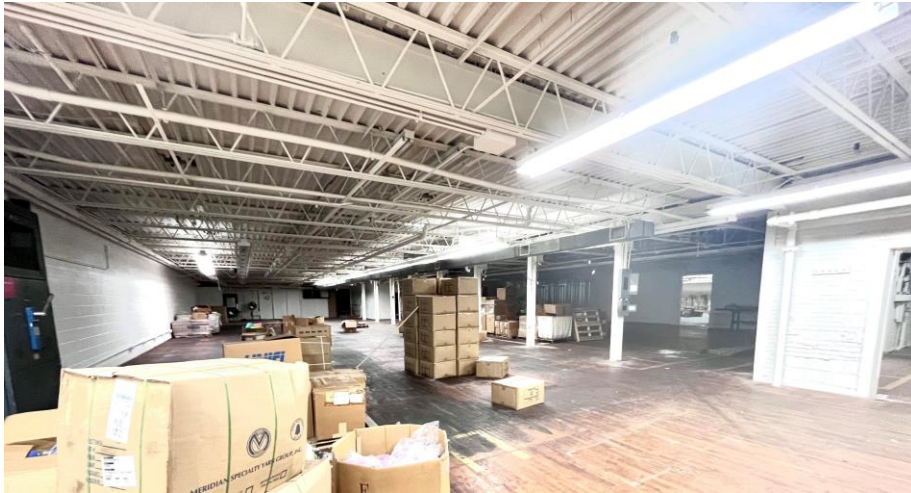
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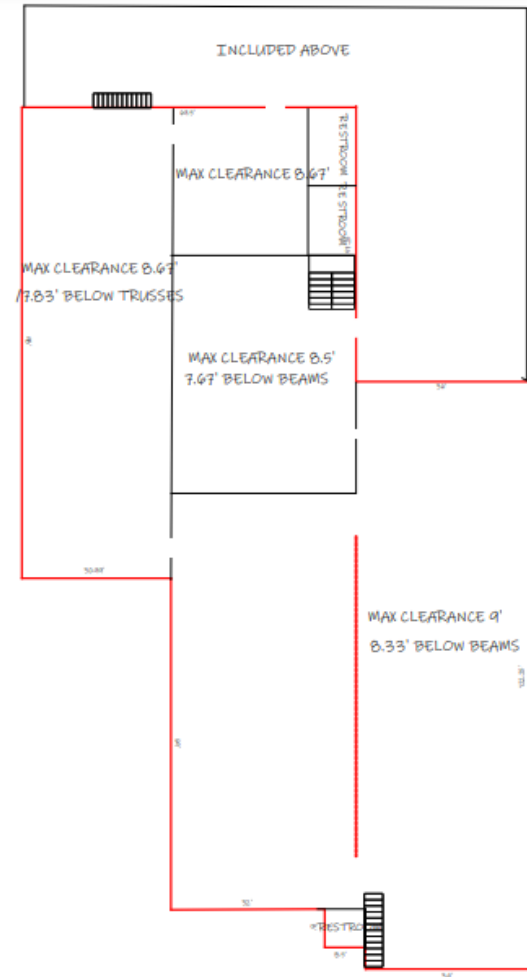
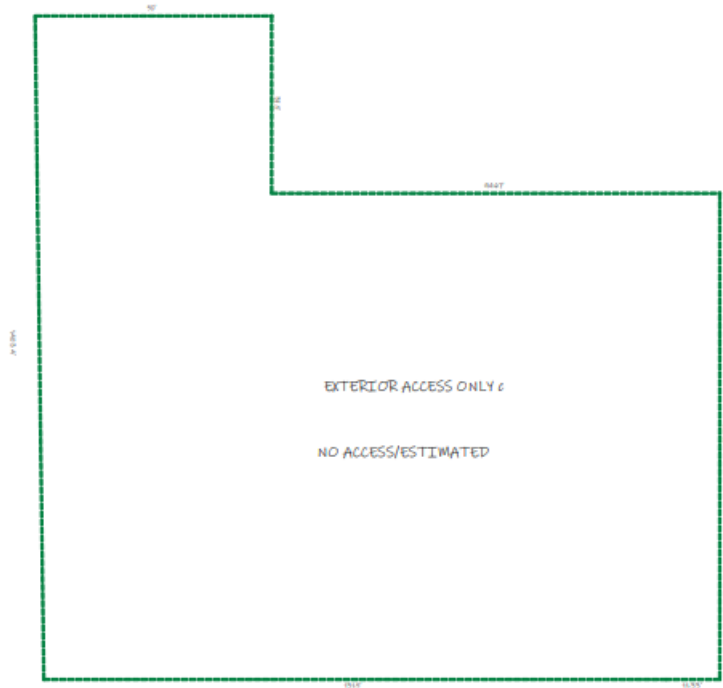
# PICTURES



# FLOORPLAN



# FLOORPLAN







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## FOR MORE INFORMATION:

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