

# INVESTMENT OPPORTUNITY

1011 2<sup>ND</sup> STREET NE HICKORY, NC 28601



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Office Space For Lease  
Call: 828-612-3575

1015



# AERIAL



**VILLAGE**  
VIEWMONT  
PROFESSIONAL BUILDING

**FIREHOUSE SUBS**

Viewmont Professional Building

**A Cleaner World**

# INVESTMENT DETAILS

## SPECIFICATIONS

Price:	Please Call
NOI:	\$229,373
Acres:	2.83 +/-
Zoning:	NC

The property is in the heart of Viewmont with 3 Double Net Retail Single Tenant leases, 1 Office Building with 18 Gross Leases. Village Inn Pizza and A Cleaner World have been tenants for many, many years. Firehouse Subs recently went under an extensive renovation and signed a new 10 Year lease. The tenants in the office building have been loyal, multi-year tenants. You cannot beat the location and being in the middle of the synergy of one of the highest demographic areas in the Western part of the state! This is a confidential listing – DO NOT DISTURB TENANTS.

## 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



# PROPERTY OVERVIEW



# 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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