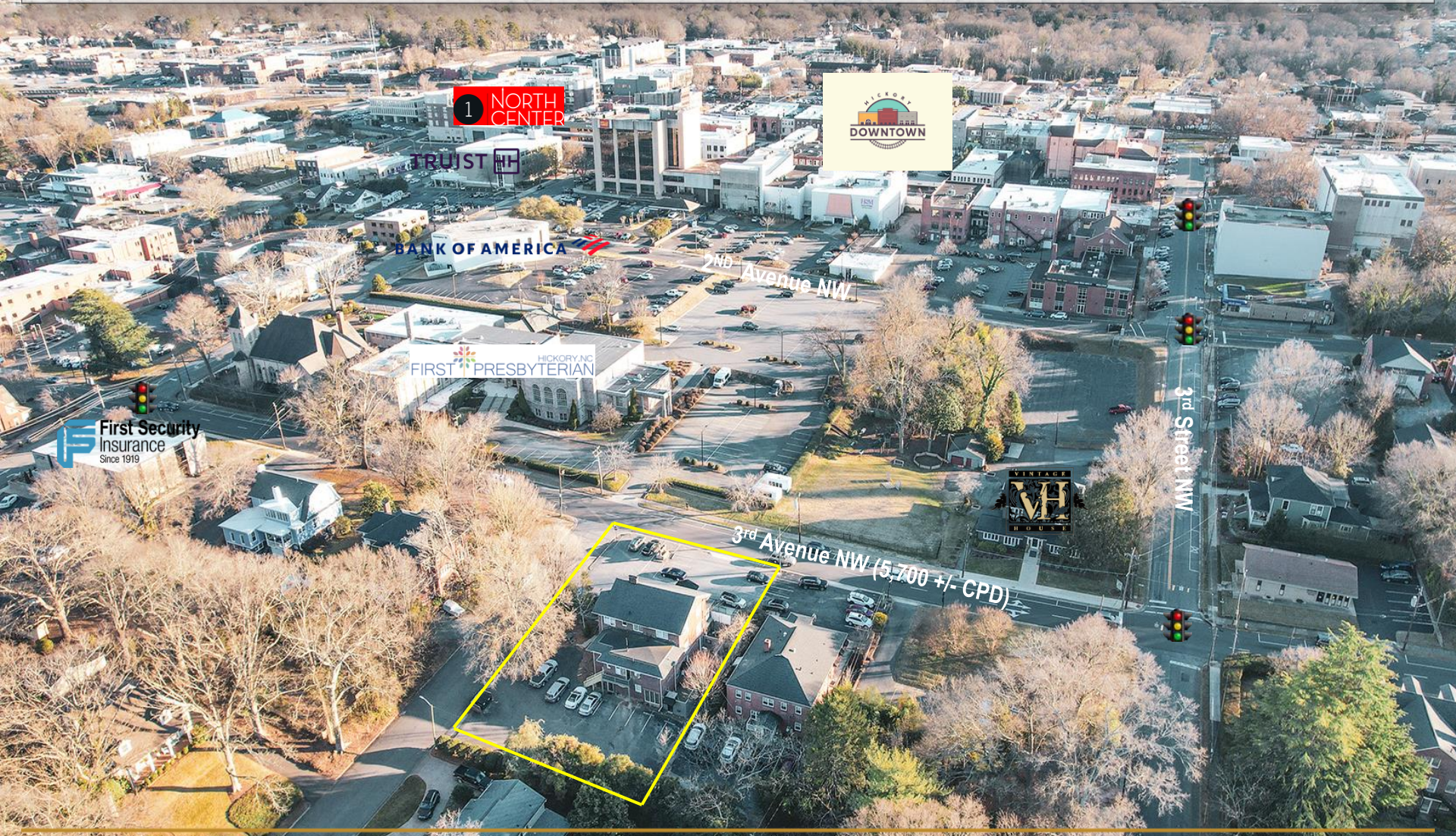


SALON IN DOWNTOWN HICKORY FOR SALE

252 3RD AVENUE NW HICKORY, NC 28601



AERIAL



First Security Insurance
Since 1919

DETAILS

SPECIFICATIONS

Price: \$1,200,000

SF: 6,300 +/-

Acres: .35 +/-

Zoning: OI

Year Built: 1940

Immaculate downtown Hickory property available for sale and it is in walking distance to the Union Square! Currently a salon and Airbnb, the possibilities are endless! Beautiful grand staircase as you enter the space, and a spiral staircase adds to the character in the waiting area. Large workspaces are throughout the main floor with plumbing in place for shampoo stations and pedicure chairs. Upstairs has 5 treatment rooms/offices and a restroom. Lower level has a separate entrance, a courtyard, treatment room, bar, kitchen, living room, bedroom with seating area, and two updated bathrooms. Up to 23 parking spaces and serviced by City of Hickory utilities.

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 |



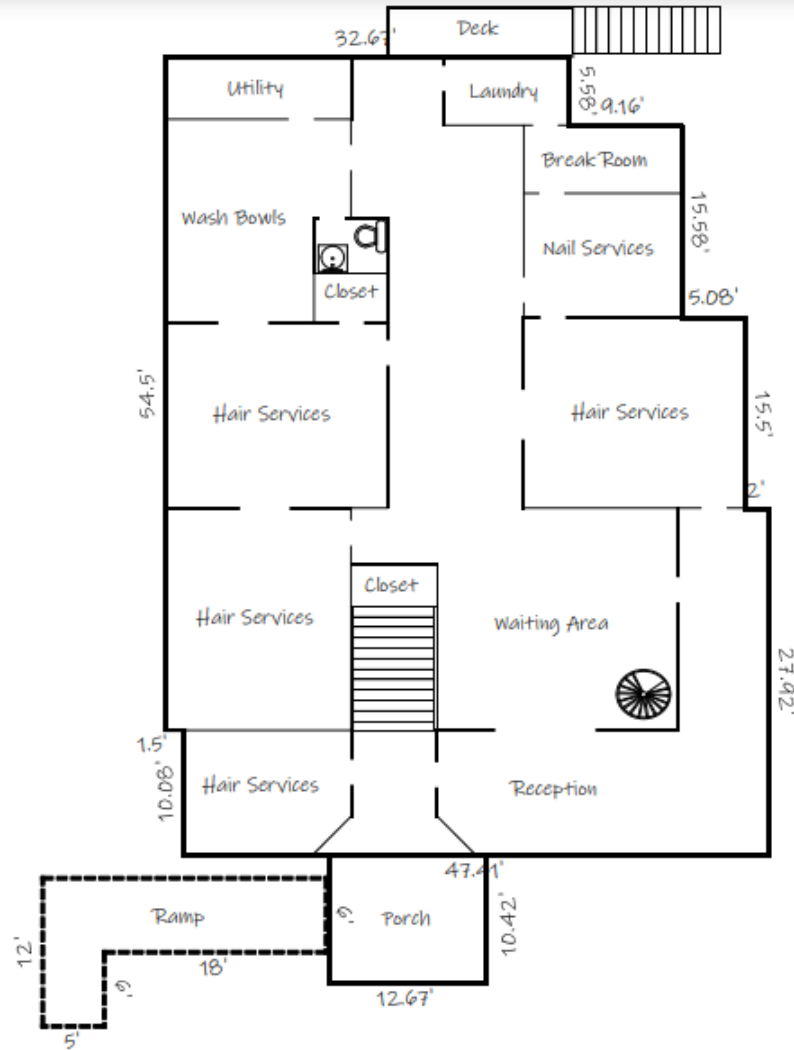
PICTURES



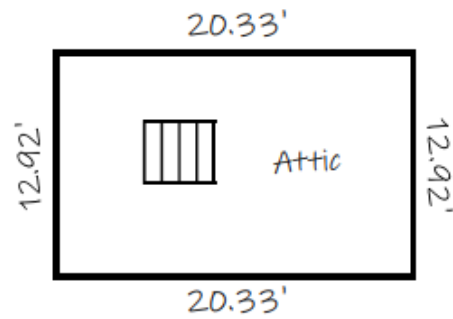
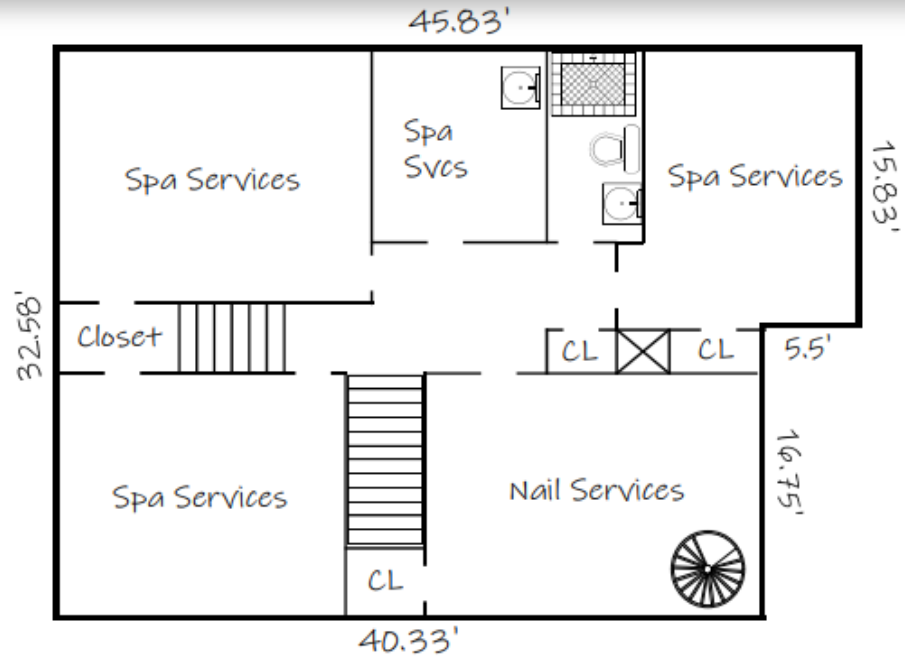
PICTURES



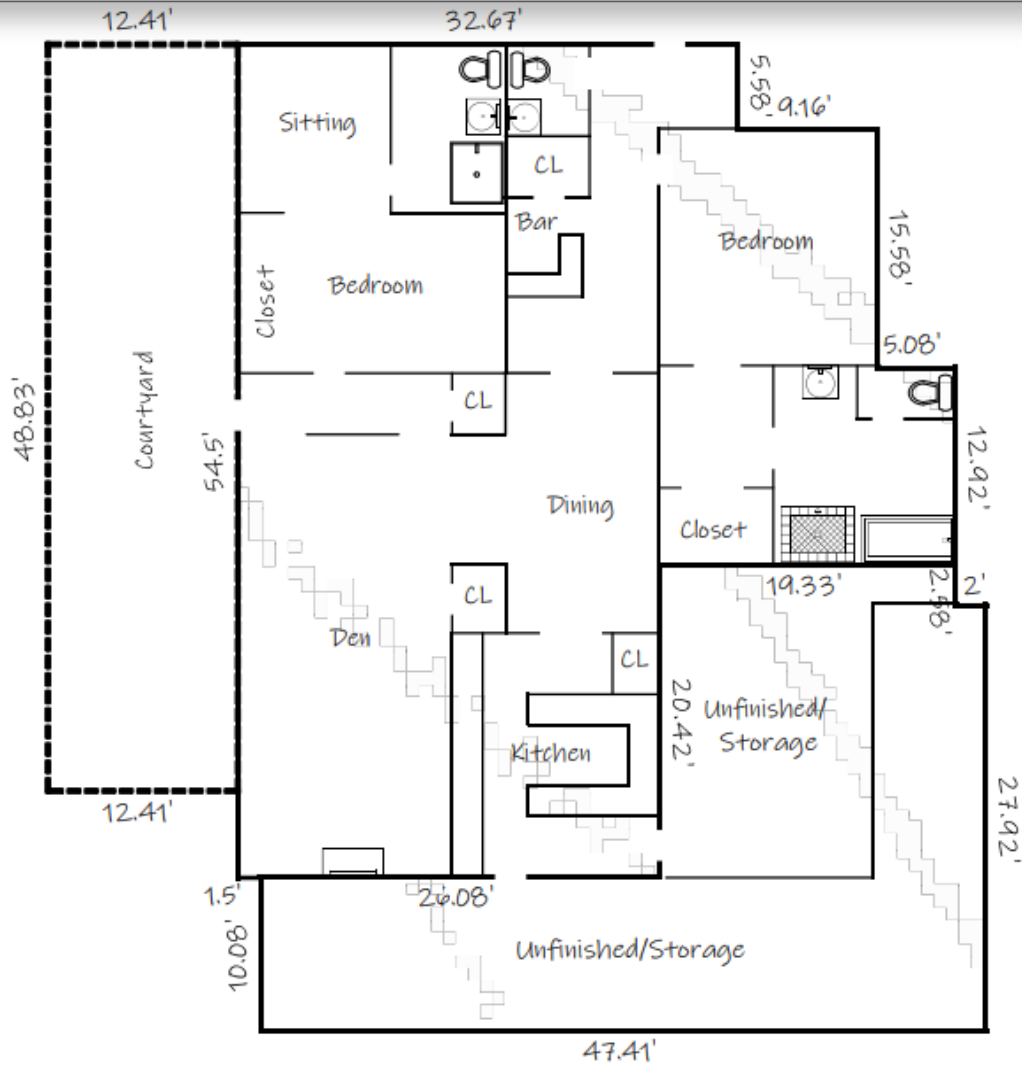
FIRST FLOOR - 2,911 +/- SF



SECOND FLOOR - 1,400 +/- SF



BASEMENT - 2,000 +/- 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:**

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