

# LAND ON FAIRGROVE CHURCH ROAD

## 341 FAIRGROVE CHURCH ROAD SE CONOVER, NC 28613





# AERIAL





# DETAILS

## SPECIFICATIONS

**Purchase Price**      \$320,000

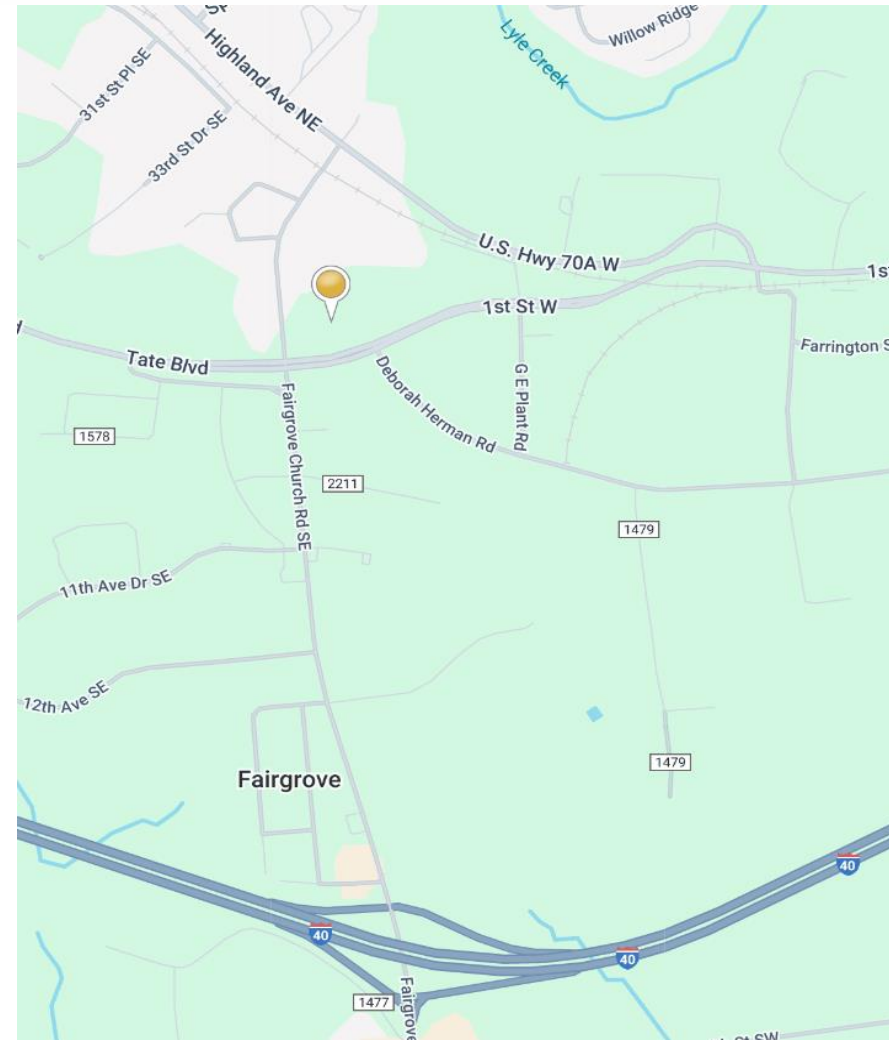
**Acres:**                8.57 +/-

**Zoning:**                M-1 +/-

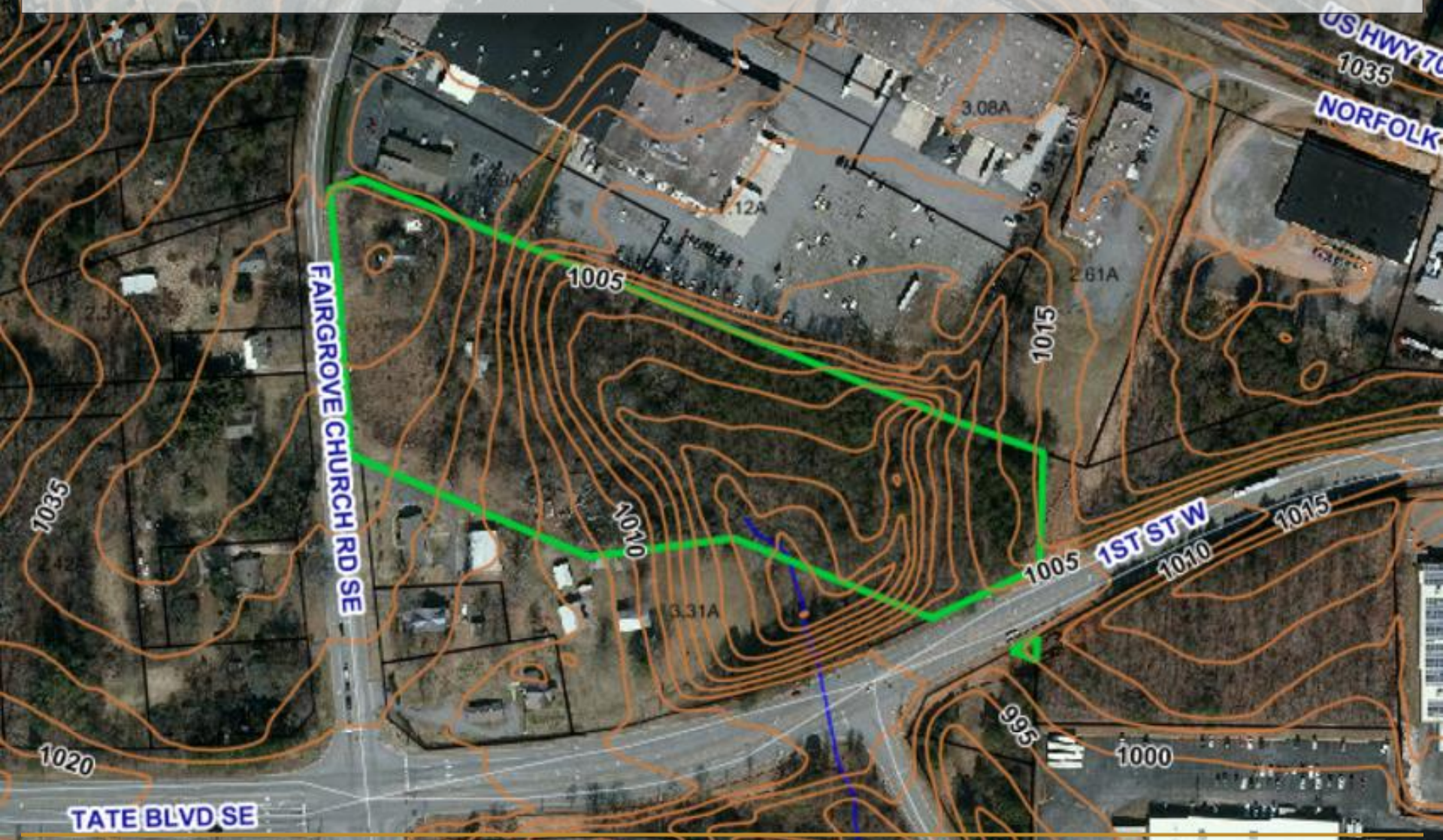
Prime 8-acre commercial property with exceptional frontage on both Fairgrove Church Rd SE and 1st St W. Surrounded by an established industrial area, this high-visibility location is ideal for businesses seeking easy access and high traffic exposure. Perfect for development or investment, this land offers flexibility and significant potential in a thriving commercial zone. I-40 is less than one mile away!

## 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



# 5' CONTOURS AND WATER LINES





# 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.







 CATAWBA VALLEY  
HEALTH SYSTEM

COMMERCIAL  FIRST

## FOR MORE INFORMATION:

Ryan Lovern  
828.446.8266  
[ryan@commercialfirst.net](mailto:ryan@commercialfirst.net)

3031 N Center St.  
Hickory, NC 28601

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