

FLEX SPACE FOR LEASE

735 13TH AVENUE DRIVE SE HICKORY, NC 28602



COMMERCIAL



FIRST

AERIAL



Lenoir Rhyme Blvd

INTERSTATE
40

Cocker
Barrel

SAVER
SELF
STORAGE

Handrick

THE
HOME
DEPOT

MODERN

NISSAN
of History

MARTIN & STARNES
& ASSOCIATES, CPAs, P.A.

4x4
outdoors

HICKORY
USED CAR SUPERSTORE

Hwy 70 (18,000 +/- CPD)

COMMERCIAL



FIRST

DETAILS

SPECIFICATIONS

Lease Price: \$3,250/month (2-year lease term)

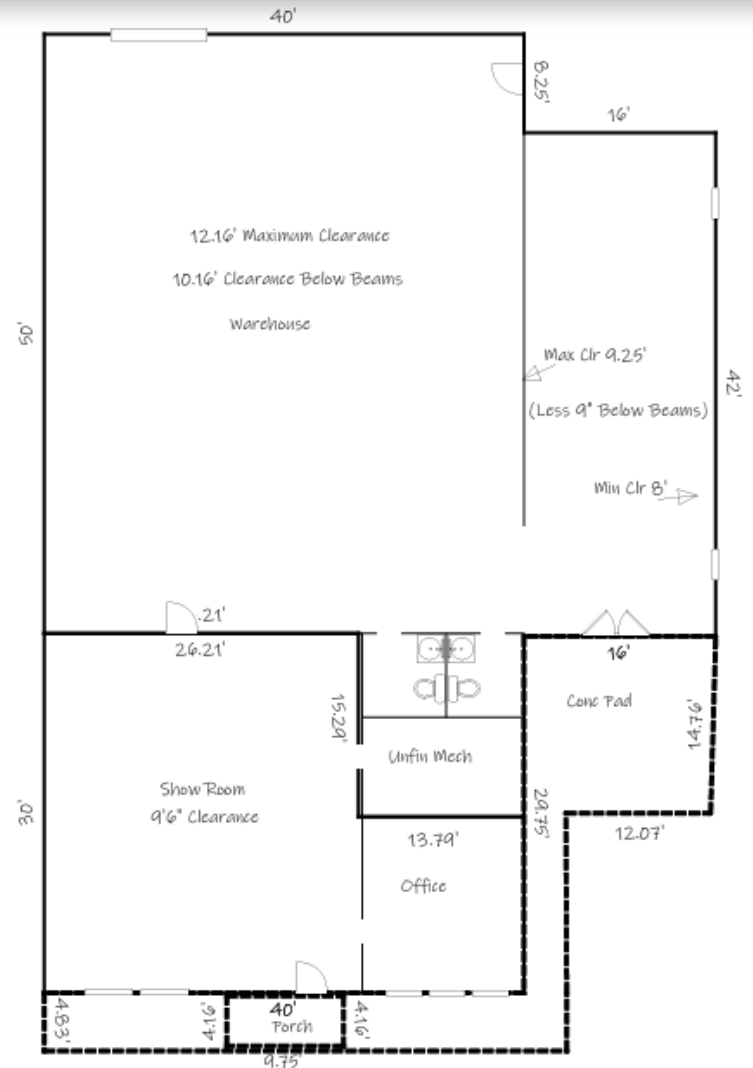
SF: 3,872 +/- SF (Office and Warehouse)

Zoning: C-3

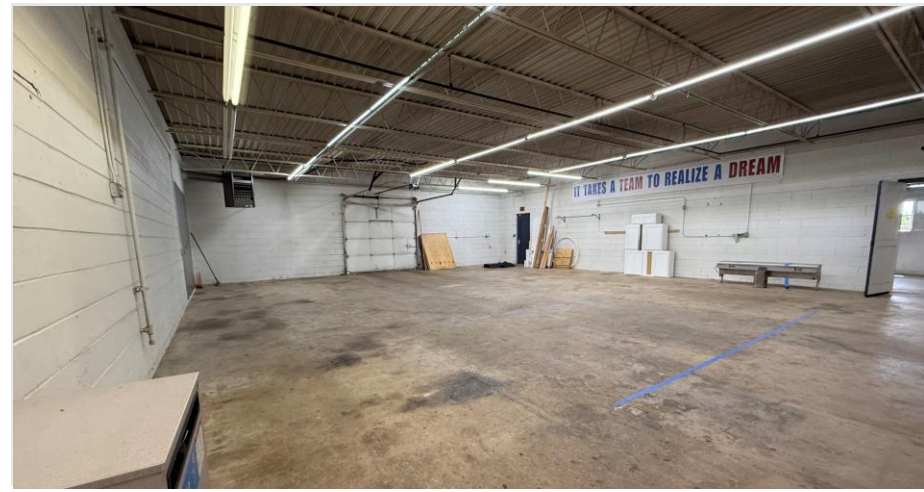
Versatile flex space ideal for a range of businesses! Located just minutes from I-40 and Highway 321, this property offers excellent accessibility. Key features include showroom, drive in warehouse, and storage space

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



INTERIOR PICTURES





FOR MORE INFORMATION:

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