

PRIME RETAIL/OFFICE LAND IN VIEWMONT

306 11TH AVENUE NE HICKORY, NC 28601

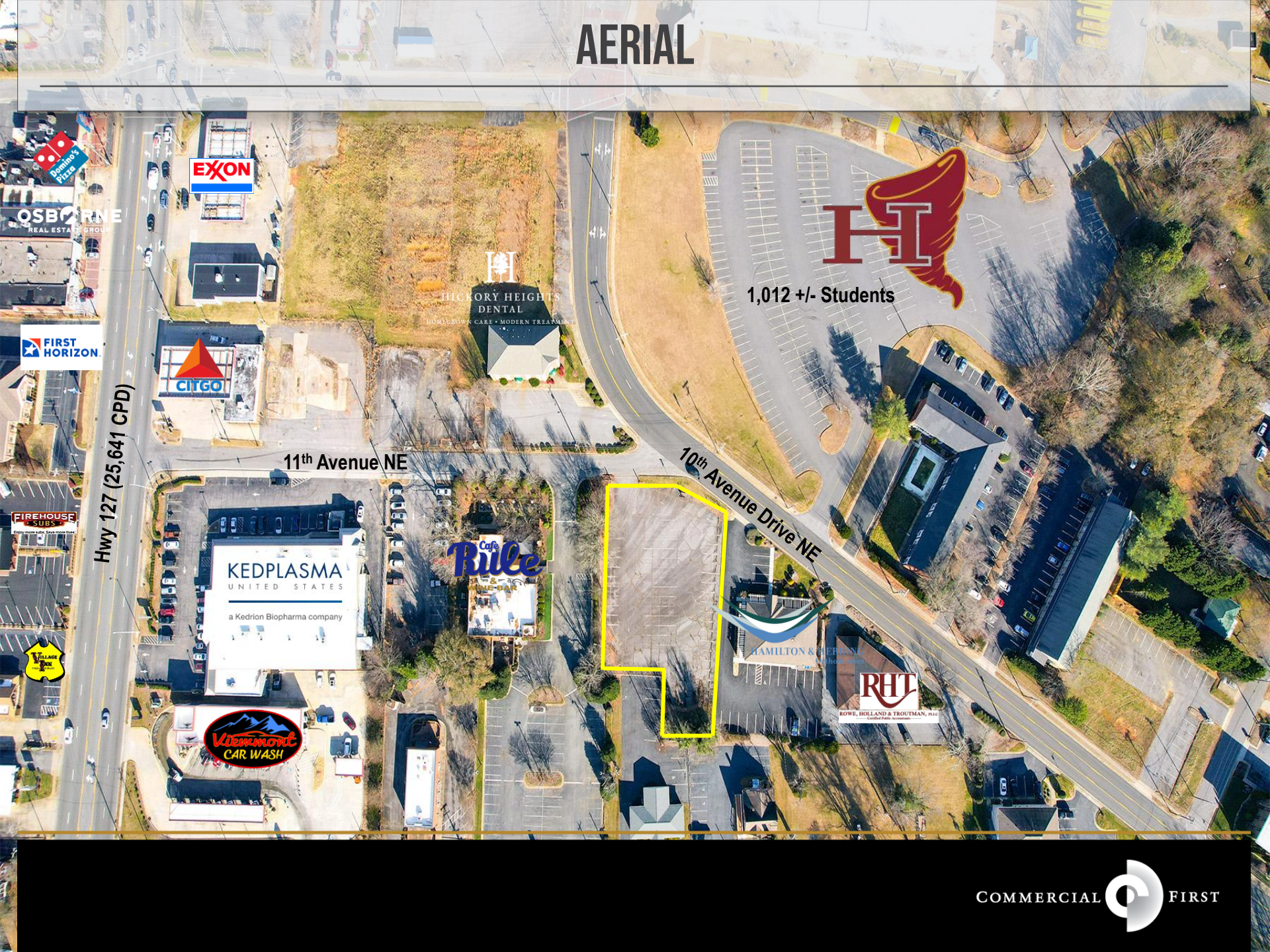


COMMERCIAL



FIRST

AERIAL



EXXON

OSBORNE
REAL ESTATE GROUP

FIRST
HORIZON

CITGO

HICKORY HEIGHTS
DENTAL
HOMEGROWN CARE • MODERN TREATMENT

HT
1,012 +/- Students

11th Avenue NE

10th Avenue Drive NE

KEDPLASMA
UNITED STATES
a Kedrion Biopharma company

Cafe
Rulle
BREWERY & BAKERY

Vermont
CAR WASH

HAMILTON & HERRING
Architects

RHT
ROWE, HOLLAND & TROUTMAN, PLLC
Capital Markets, Insurance, Real Estate

COMMERCIAL FIRST



DETAILS



SPECIFICATIONS

Price: \$249,000

Acres: .60 +/-

Zoning: OI

Previous overflow parking lot for Piedmont Plastic Surgery and Dermatology now available for purchase! Nestled between, Hamilton and Herring Orthodontics and Café Rule, this 0.60 Acre flat lot has frontage on both 11th Ave NE and 3rd St NE. With the OI zoning, you can also build your office at this location.

*2022 Annual Property Taxes: \$1,681.10

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	7,363	42,740	71,790
Total Households	3,117	18,157	29,635
Median Household Income	\$53,732	\$57,182	\$59,097
Total Employees	3,905	38,016	55,842

FOR MORE INFORMATION:

Ryan Lovern
828.446.8266
ryan@commercialfirst.net
www.commercialfirst.net

3031 N Center St.
Hickory, NC 28601

COMMERCIAL  FIRST

Commercial Real Estate

Site Selection

