

OFFICE AND FLEX SPACE FOR LEASE ON HWY 321

1255 HWY 321 NW HICKORY, NC 28601

HBF

APPSTATE

Clement Blvd. (5,600 CPD)

SUNBELT
RENTALS

Days Inn
BY WYNDHAM

Hwy 321 (35,000 CPD)

GREAT WESTERN
HICKORY

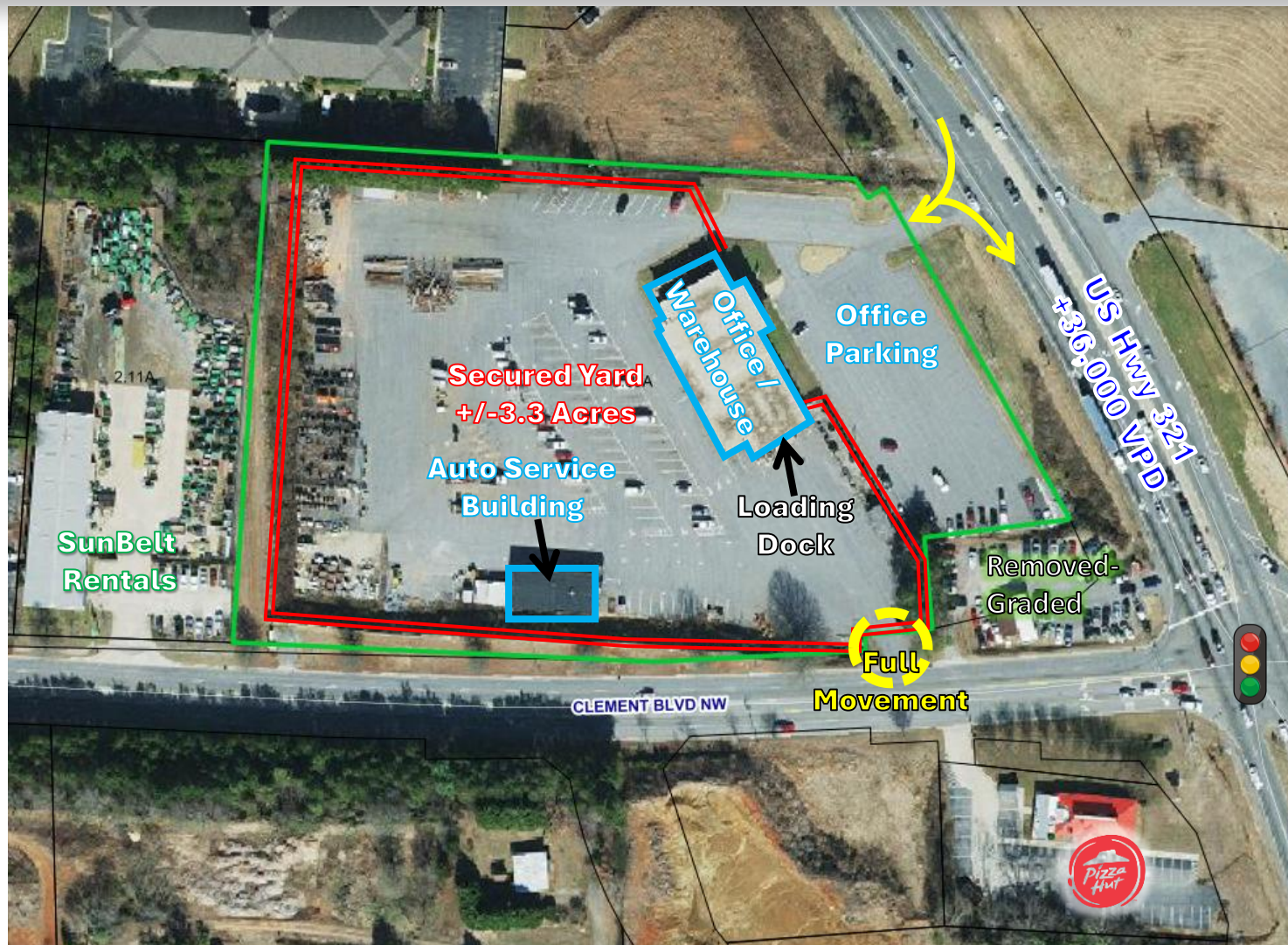
COMMERCIAL FIRST



15,000 +/- SF OFFICE AND FLEX SPACE



INGRESS/EGRESS



DETAILS

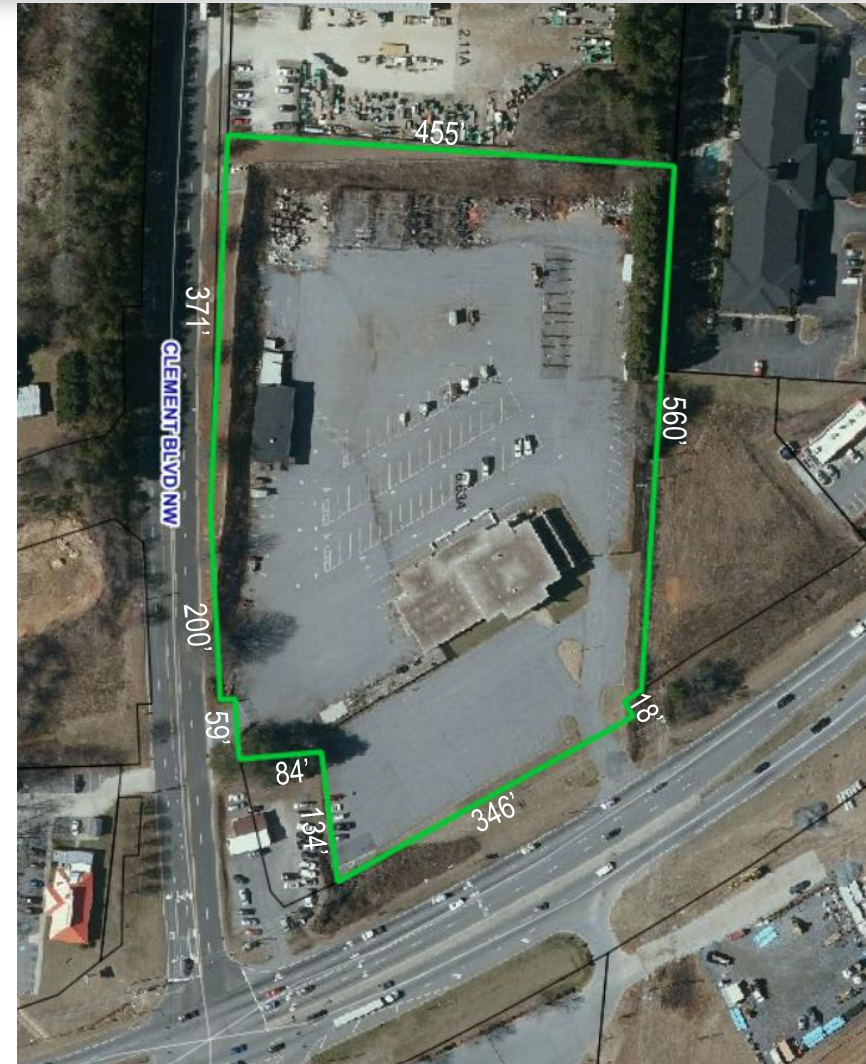
SPECIFICATIONS

Price:	Please call for pricing
SF:	15,000 +/- (office and flex space)
Acres:	6.63 +/- (over 3.5 acres screened)
Zoning:	C-2

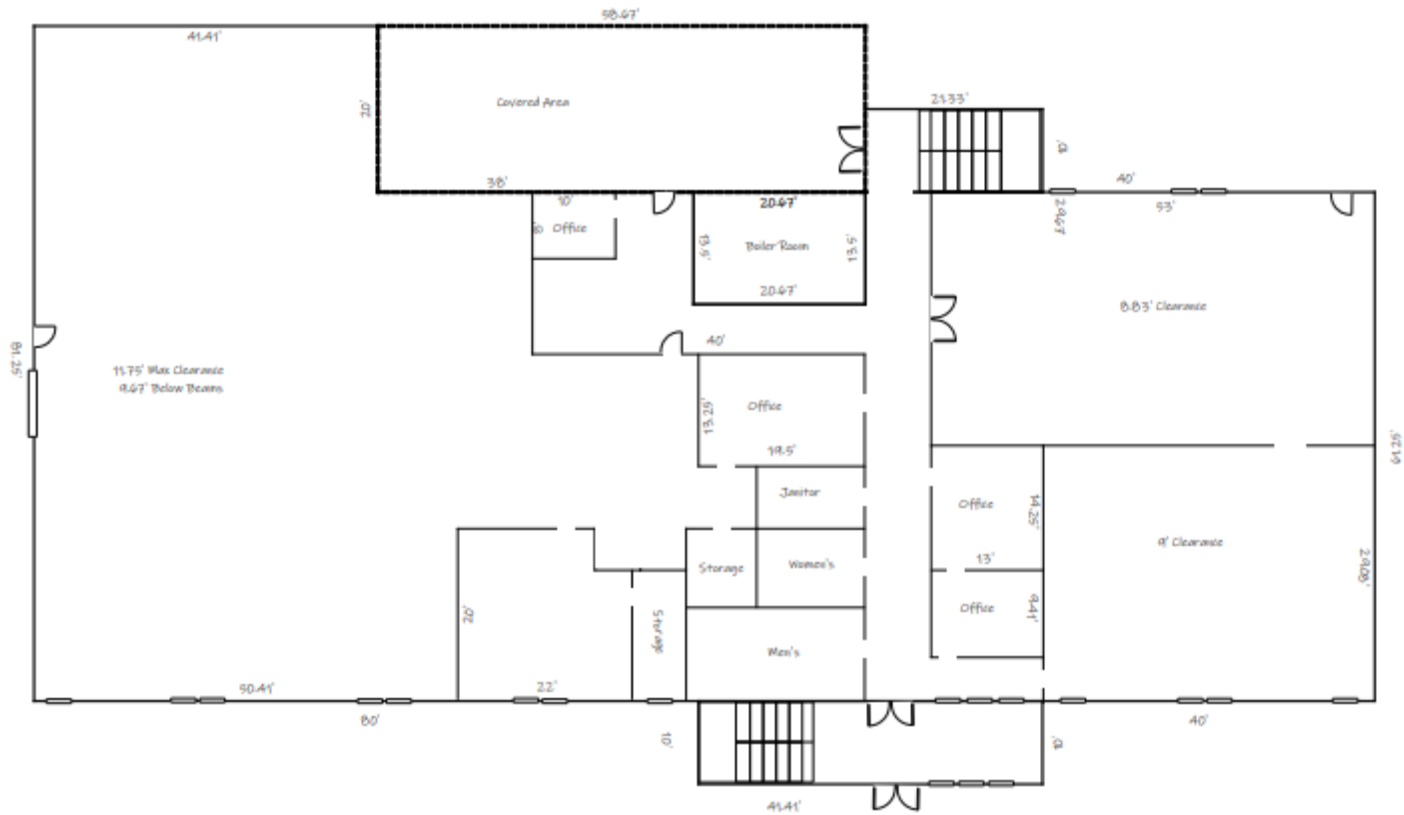
This 15,000 SF commercial property offers versatile flex and office space, complemented by a large laydown yard and surplus parking. Located on a hard corner with a traffic light on Hwy 321, it ensures excellent visibility and accessibility, with a daily traffic count of 55,000 cars. This high-traffic location is ideal for businesses seeking a prominent position and convenient access for customers and employees. Use of laydown yard must be approved by City of Hickory zoning.

DEMOGRAPHICS

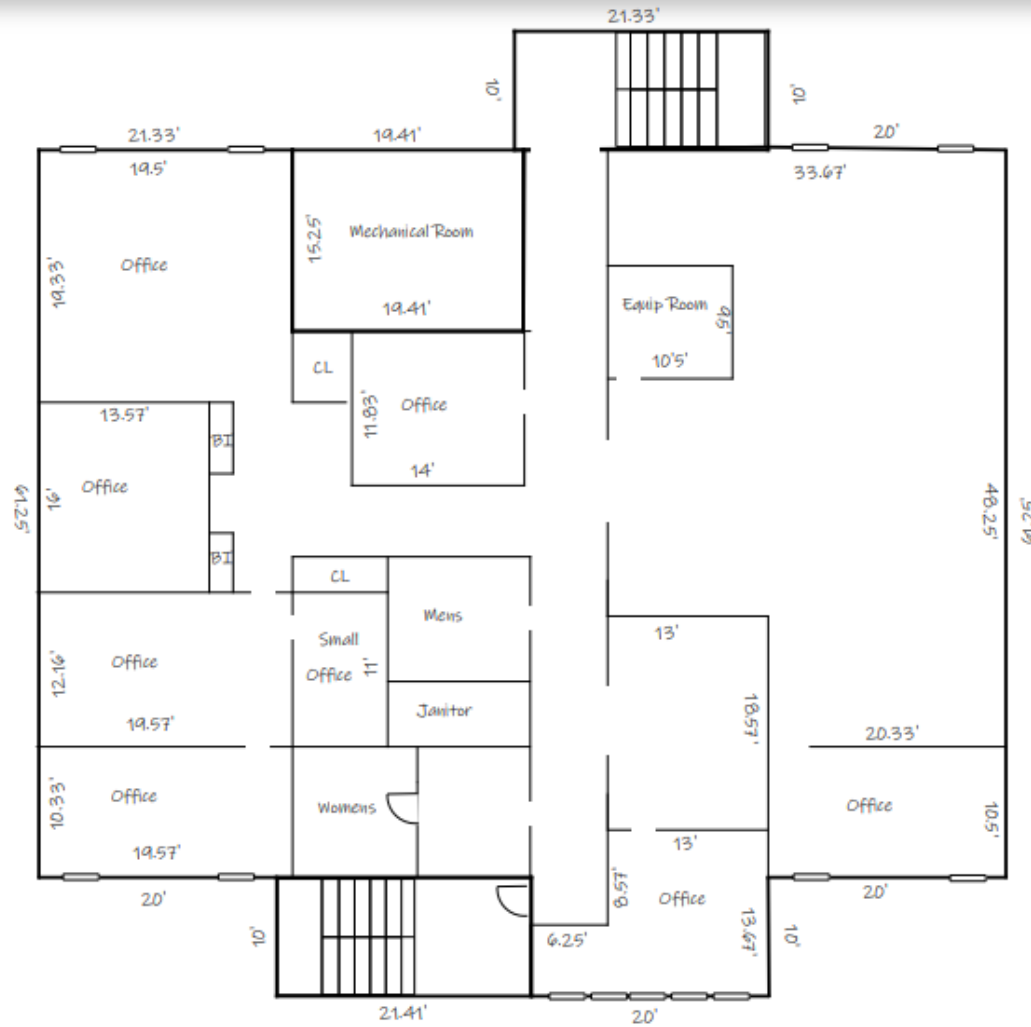
RADIUS	1 MILE	3 MILE	5 MILE
Total Population	5,358	37,410	69,611
Total Household	2,404	15,886	28,835
Median Household Income	\$76,414	\$71,748	\$67,651
Total Employees	1,081	16,112	45,910



FIRST FLOOR



SECOND FLOOR



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:

Ryan Lovern
828.446.8266
ryan@commercialfirst.net

3031 N Center St.
Hickory, NC 28601

www.commercialfirst.net