

# NEWLY RENOVATED COMMERCIAL BLDG. FOR SALE

3960 US HWY 70 HICKORY, NC 28602



COMMERCIAL



FIRST



# EXTERIOR





# DETAILS

## SPECIFICATIONS

**Price:** \$550,000

**SF:** 13,800 +/-

**Acres:** .72

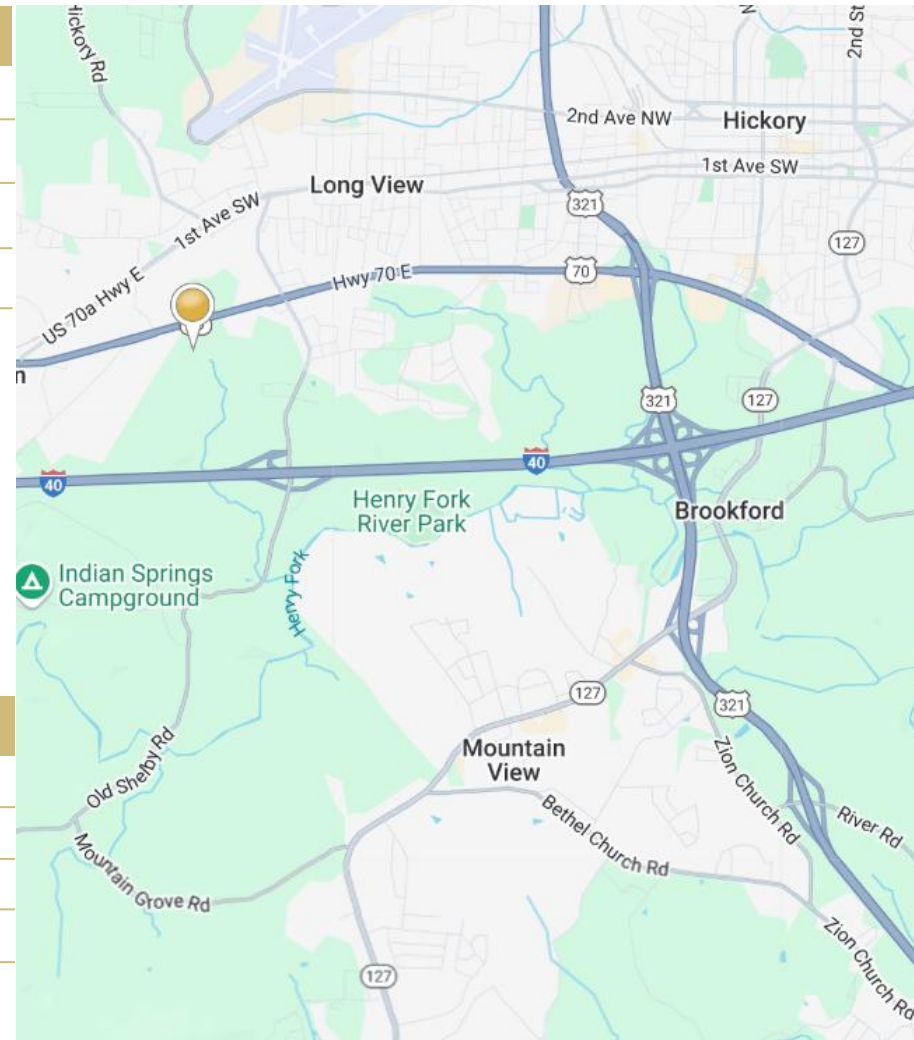
**Zoning:** C-5

Excellent opportunity to own a newly renovated 13,000+ SF commercial building in the Hickory, North Carolina—strategically located near I-40 and Highway 321 for seamless regional access. This property features a brand-new roof, updated electrical and lighting systems, 3-phase 400-amp service, offering peace of mind and move-in readiness for a variety of users. Key features include multiple drive-in doors and functional office spaces.

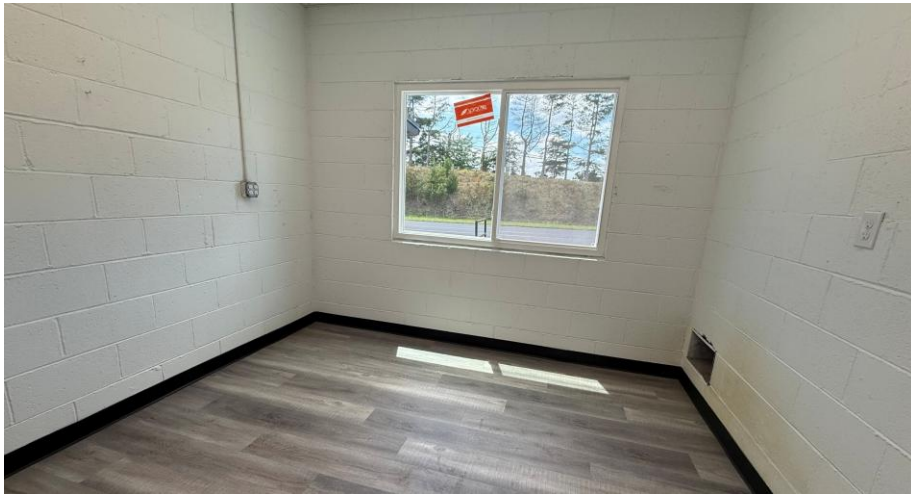
Please note: the neighboring parcel will share a common drive.

## DEMOGRAPHICS

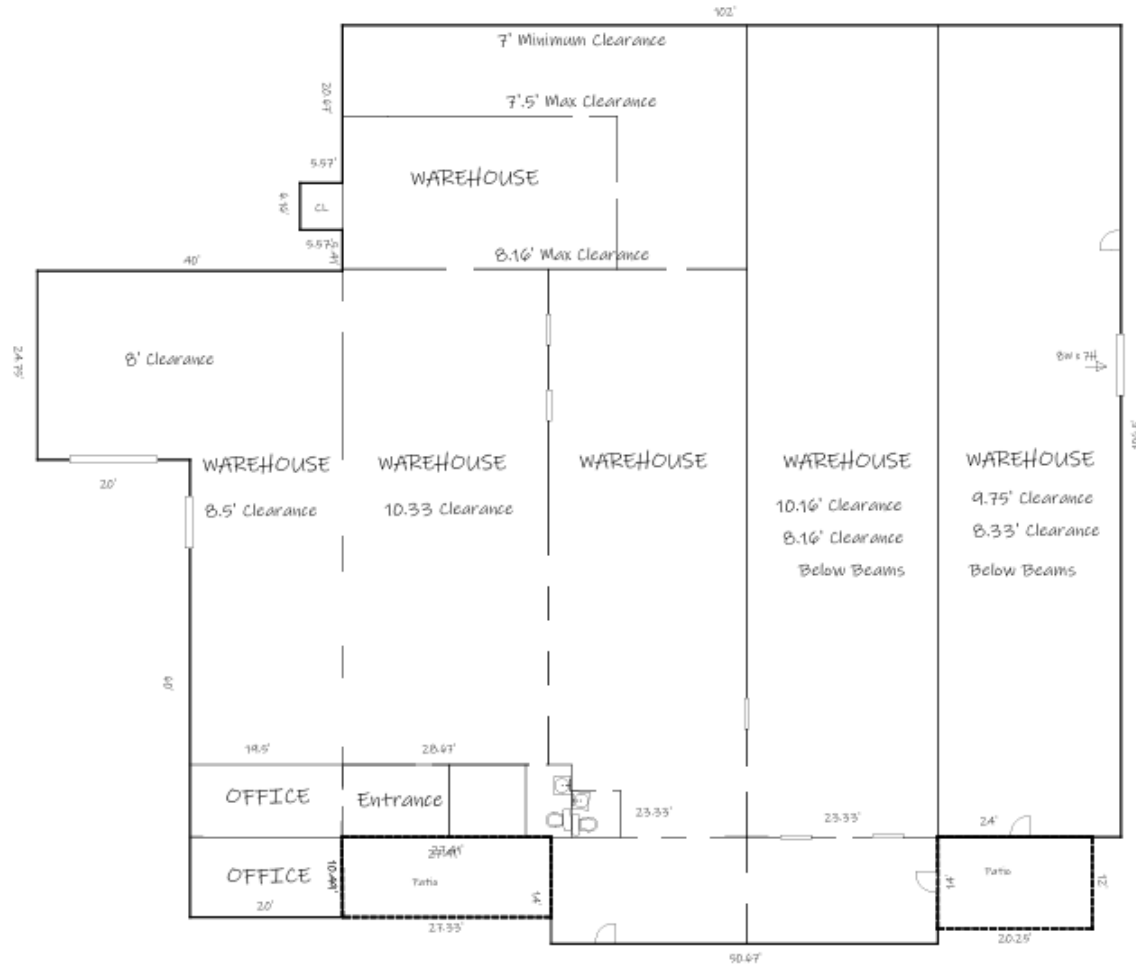
RADIUS	1 MILE	3 MILE	5 MILE
Total Population	5,141	32,440	68,404
Total Household	2,182	13,822	28,682
Median Household Income	\$45,149	\$58,938	\$65,240
Total Employees	9,284	36,467	51,107



# INTERIOR PICTURES



# FLOORPLAN







## **FOR MORE INFORMATION:**

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