

PROFESSIONAL BUILDING IN OAKWOOD FOR LEASE/SALE

420 3RD AVENUE NW HICKORY, NC 28601



AERIAL



DETAILS

SPECIFICATIONS

Sales Price:	\$1,902,576
Lease Price:	\$16.50/SF + CAM
SF:	10,287 SF +/- with 1,909 SF Common Area
Zoning:	OI

Discover this exceptional, well-maintained office building located in the desirable Oakwood area. A portion of this building is available for sale or lease and offers multiple private furnished offices. This building provides spacious common areas, a kitchen/breakroom area, a file storage room, elevator and ample parking.

DEMOGRAPHICS

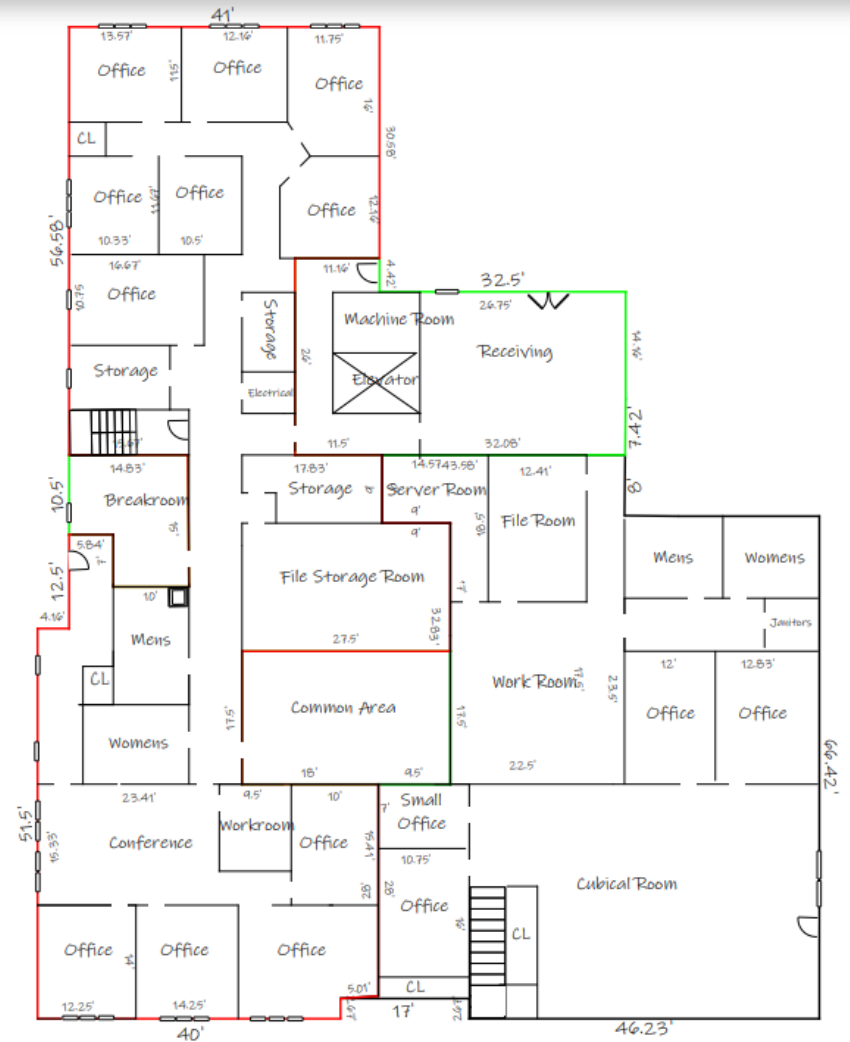
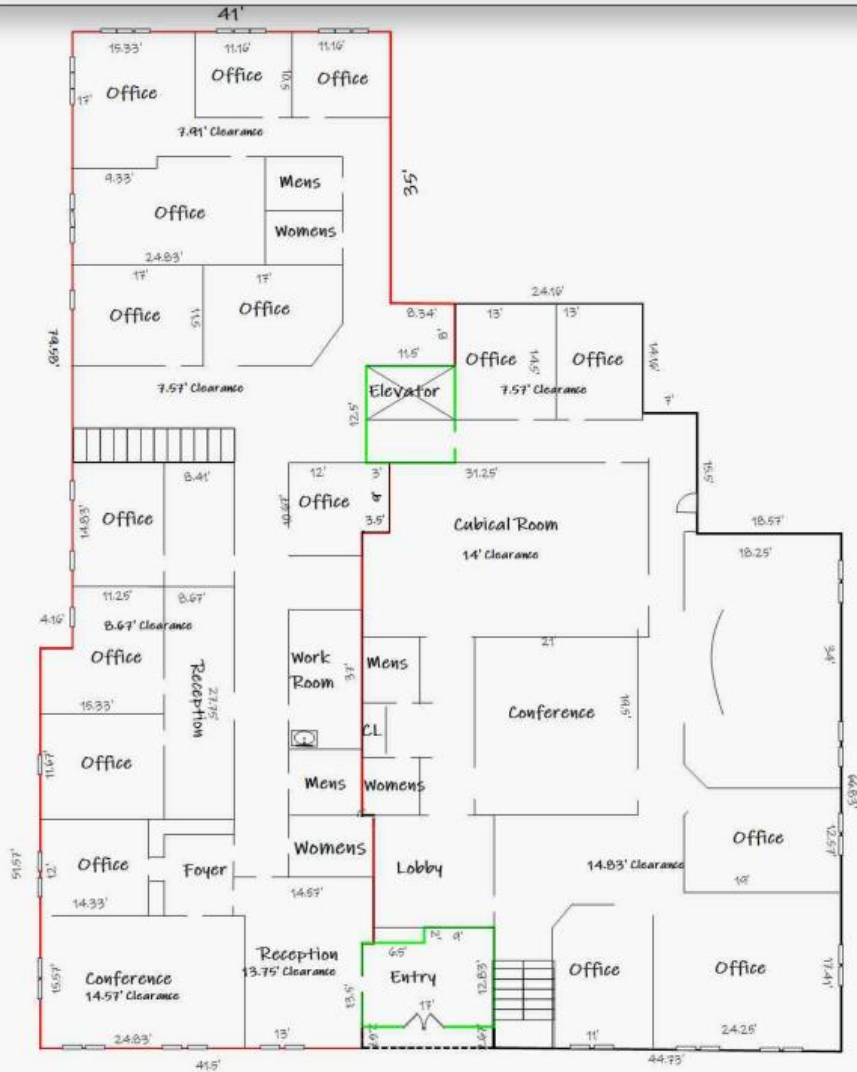
RADIUS	1 MILE	3 MILE	5 MILE
Total Population	4,938	20,072	41,103
Total Household	1,954	8,116	16,379
Median Household Income	\$58,375	\$62,629	\$62,220
Total Employees	3,170	13,796	29,253



INTERIOR



FLOORPLAN





FOR MORE INFORMATION:

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