

# CORPORATE OFFICE | HICKORY, NC

1119 2<sup>nd</sup> STREET NE HICKORY, NC 28601



## SPECIFICATIONS

**Purchase Price:** \$329,000

**Lease Price:** \$10/SF

**SF:** 4,500 +/-

**Parking Spaces:** 18

Current Insurance office relocating! Located at hard corner of 2nd Street NE and 12th Avenue NE, along one of the main commercial thoroughfares in Hickory. The surrounding areas have seen considerable growth, and drive by traffic to this location is prime. Location has frontage on Hwy 127 with stoplight access.



COMMERCIAL  FIRST

Commercial Real Estate | Site Selection

**Ryan Lovern**

828.446.8266

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3031 North Center Street

Hickory, NC 28601

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# SITE

1119 2<sup>nd</sup> STREET NE HICKORY, NC 28601



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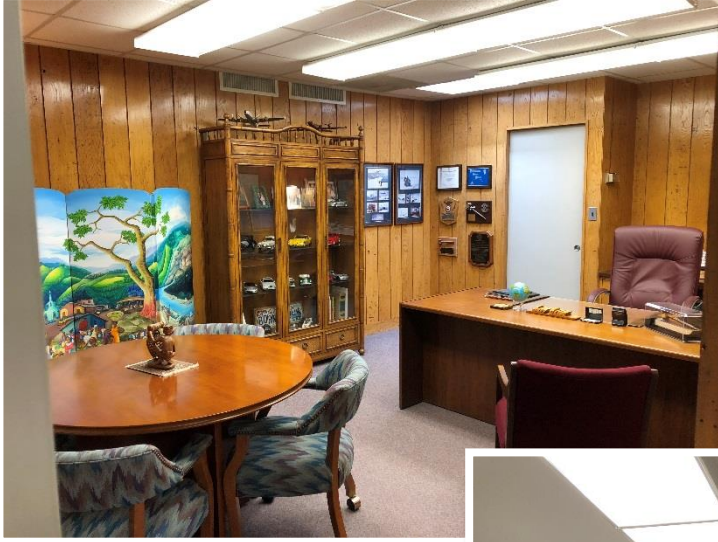
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# PICTURES

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# DEMOGRAPHICS

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	1 Mile:	3 Miles:	5 Miles:
<b>POPULATION: 2017</b>			
Total Population	7,372	39,001	68,196
Median Age	36.4	39.5	39.9
Employees	4,558	29,161	43,665
Total Businesses	507	2,876	4,448
<b>INCOME: 2017</b>			
Median HH Income	\$34,491	\$35,680	\$37,717
Average HH Income	\$59,293	\$57,804	\$57,602
Per Capita Income	\$25,749	\$24,645	\$23,420
<b>HOUSEHOLDS: 2017</b>			
Total Households	2,989	16,460	27,754
Average Household Size	2.22	2.29	2.40
<b>HOUSING: 2017</b>			
Owner Occupied Dwellings	1,333	8,741	17,003
Renter Occupied Dwellings	1,656	7,719	10,751
Vacant Dwellings	404	2,202	3,558
<b>RACE: 2017</b>			
White	78.1%	74.5%	77.7%
Black	10.5%	14.4%	10.5%
American Indian, Eskimo, Aleut	0.2%	0.3%	0.4%
Asian	1.5%	3.1%	3.6%
Hawaiian or Pacific Islander	0.1%	0.0%	0.0%
Other	7.0%	5.2%	5.6%
Multirace	2.5%	2.4%	2.2%
<b>ETHNICITY: 2017</b>			
Hispanic	15.4%	11.6%	11.3%
Non-Hispanic	84.6%	88.4%	88.7%

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