

# RETAIL BUILDING NEAR LENOIR RHYNE UNIVERSITY

841 8<sup>TH</sup> AVENUE NE HICKORY, NC 28601



# AERIAL



FRYE REGIONAL  
MEDICAL CENTER  
A Duke LifePoint Hospital



LENOIR-RHYNE  
UNIVERSITY



Highland Ave NE (9,500 +/- CPD)

8th Avenue NE (5,536 +/- CPD)

# DETAILS

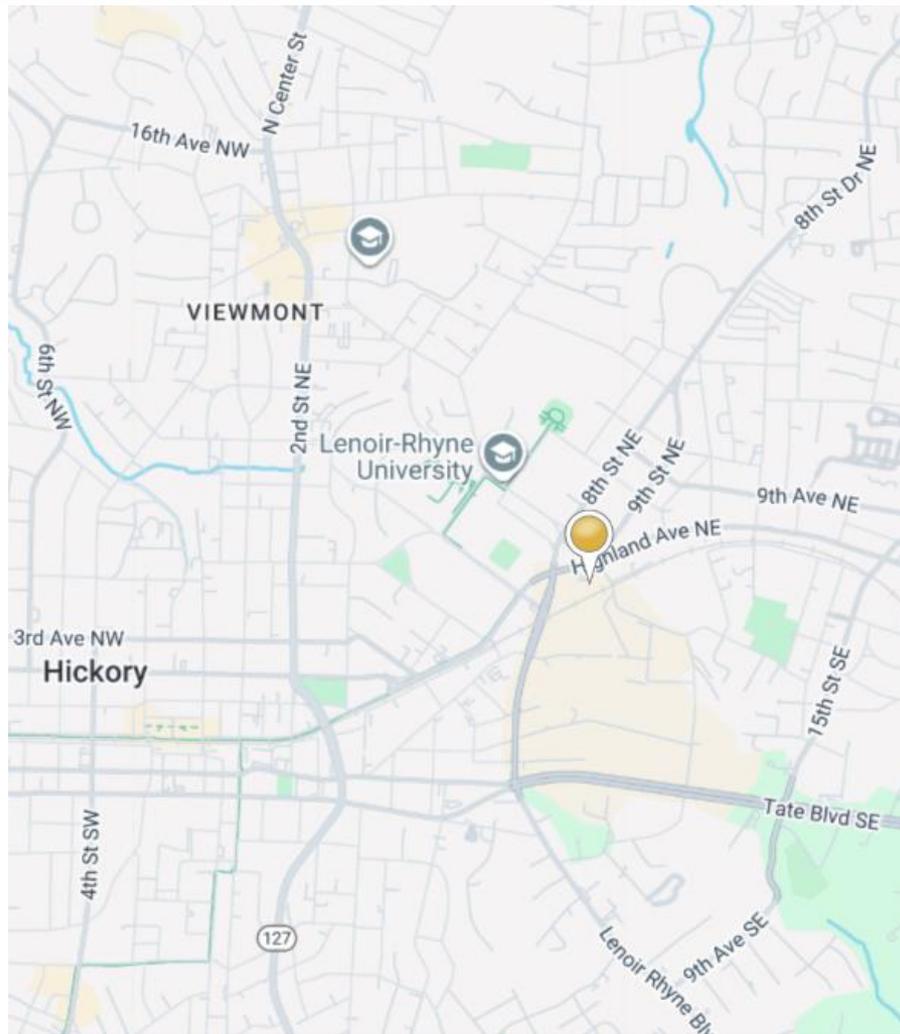
## SPECIFICATIONS

Price:	\$750,000
Acres:	.47 +/- Acres
SF:	5,786 SF (main level) 5,786 SF (lower level)
Ceiling Height:	14'4" (main level) 12'10" (lower level)
Zoning:	NC

One block from Lenoir Rhyne University! Located on 0.47 Acres, this 11,570 square foot two-level commercial building offers a flexible layout well-suited for versatility. Built in 1995, the metal building with brick façade has an upper and lower level with available parking for front door access. Both levels are wide open, showcasing ceiling heights 13-14'. The current use accommodates a gym and a karate dojo. The Open and functional environment lends itself to a similar use, retail use, or ease of conversion to other commercial uses and creative applications. Central location allows quick access to Lenoir Rhyne Blvd and I-40.

## DEMOGRAPHICS

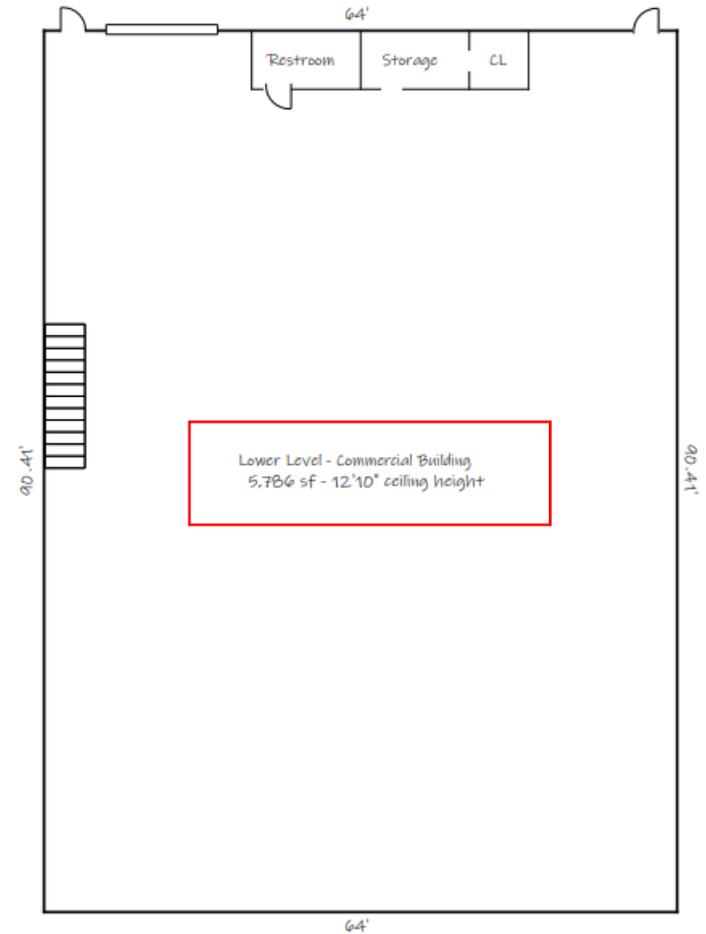
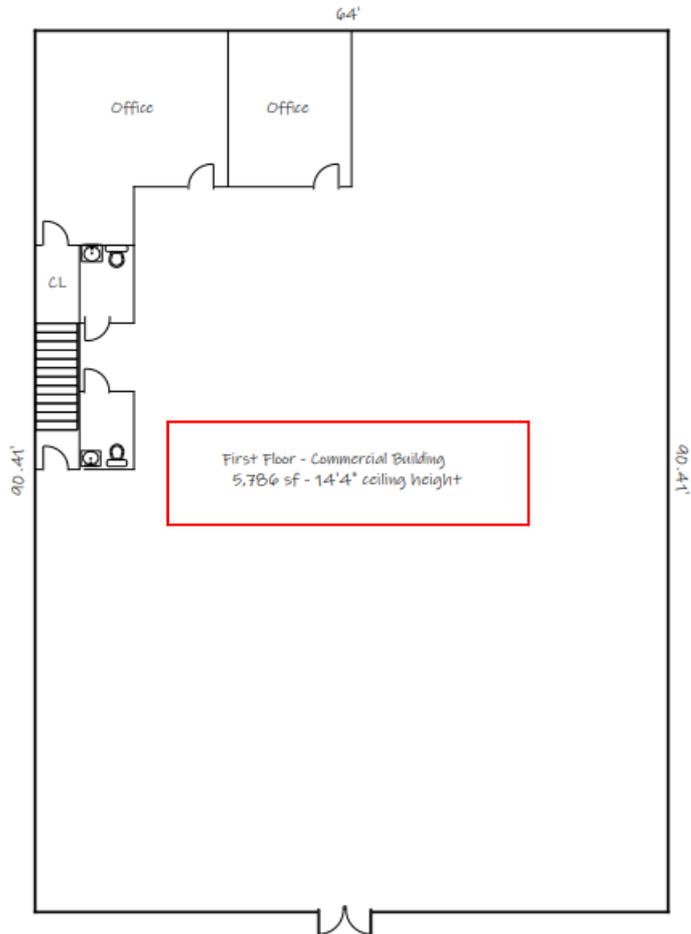
RADIUS	1 MILE	3 MILE	5 MILE
Total Population	5,849	31,011	68,323
Total Household	2,519	13,042	28,660
Median Household Income	\$51,652	\$62,810	\$68,342
Total Employees	8,310	32,897	47,974



# INTERIOR PICTURES



# FLOORPLAN





**FOR MORE  
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