

LAND ON FAIRGROVE CHURCH ROAD

1651 FAIRGROVE CHURCH ROAD CONOVER, NC 28613



COMMERCIAL FIRST



AERIAL



CARROLL
LEATHER



Fairgrove Church Rd. (23,250 +/- CPD)



Hwy 70 (18,691 +/- CPD)



STEVE WHITE MOTORS



DETAILS

SPECIFICATIONS

Price: \$649,000 (**REDUCED!**)

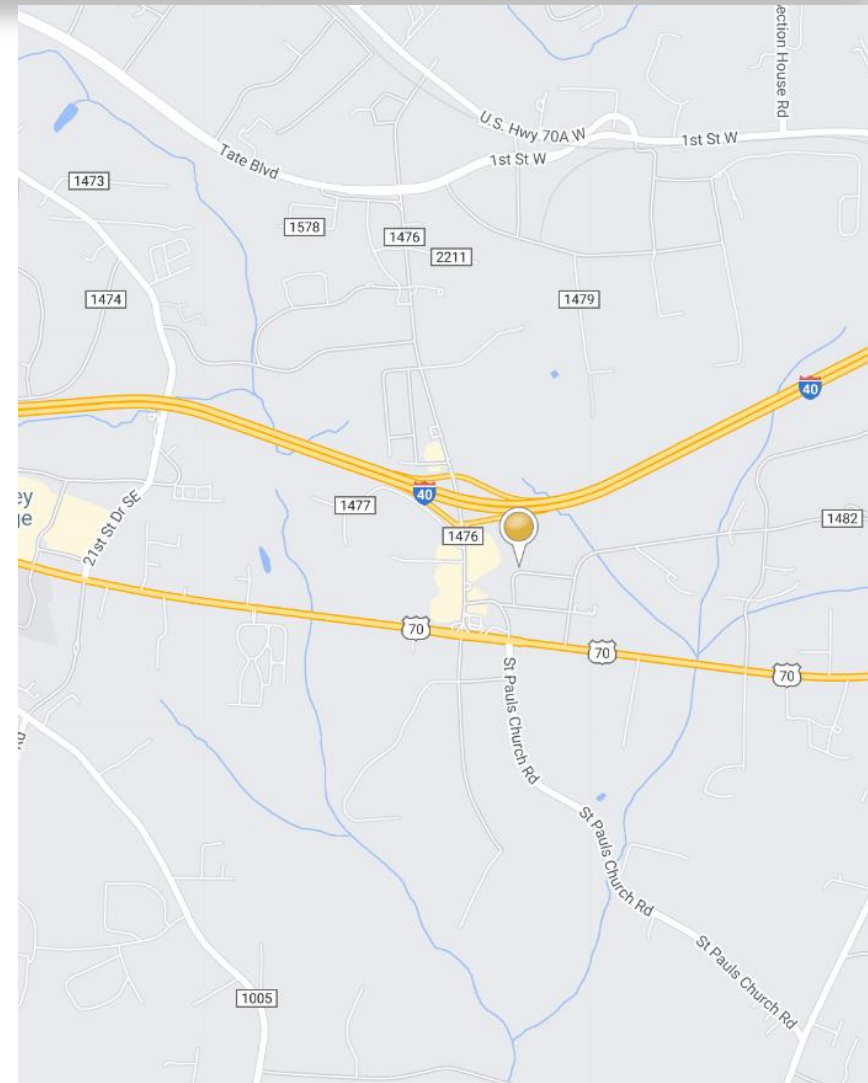
Acres: 11.06 +/-

Zoning: B-4

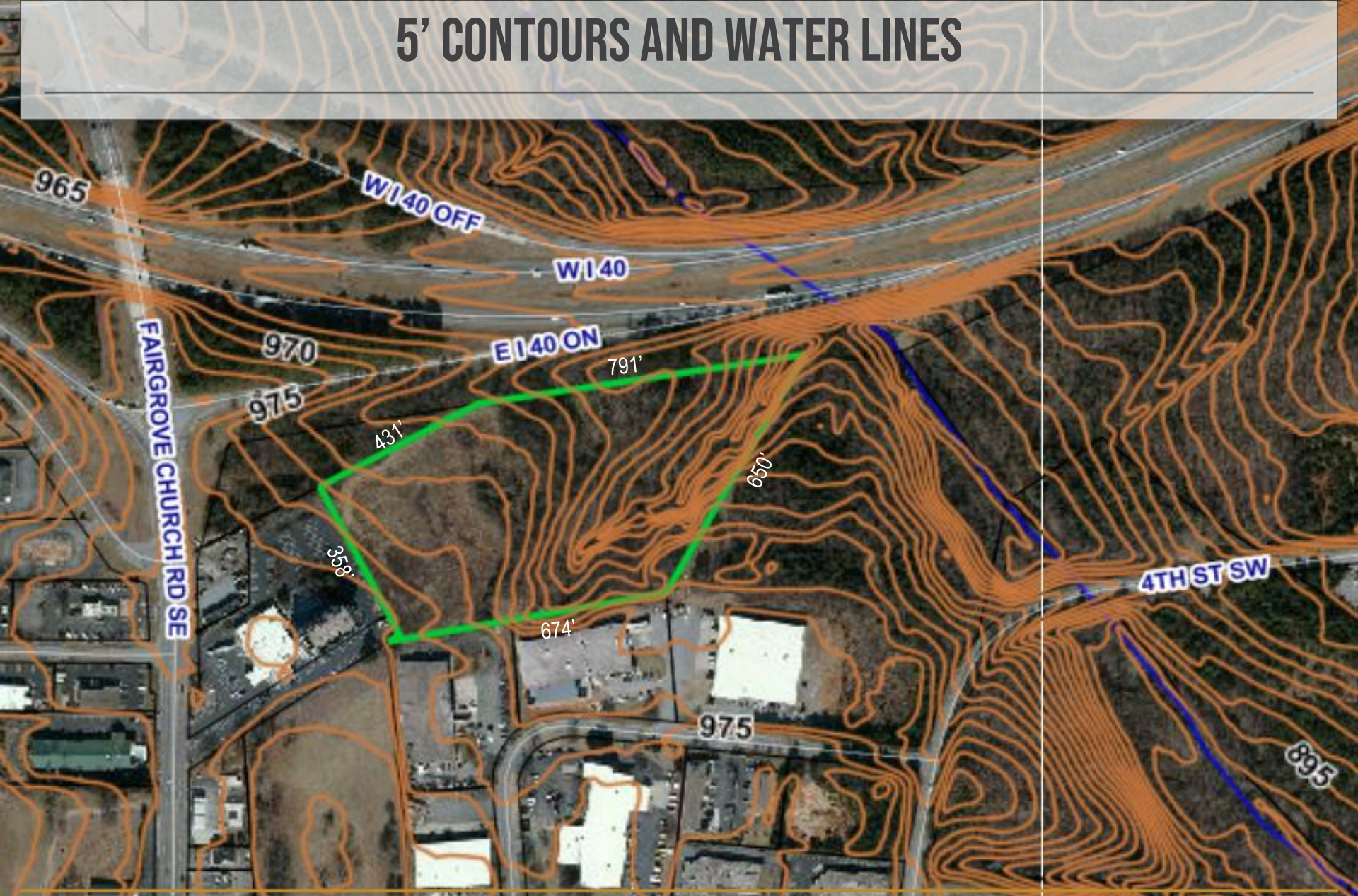
Prime commercial/industrial opportunity in Conover with excellent visibility from Interstate 40 and convenient access just off Fairgrove Church Road. Ideally positioned adjacent to an established industrial park, this site offers strong logistical advantages for distribution, manufacturing, or service-based operations. Zoned B4, the property allows for a wide range of commercial and industrial uses, including manufacturing and warehousing. Contact the City of Hickory and City of Conover for utility access details.

DEMOGRAPHICS

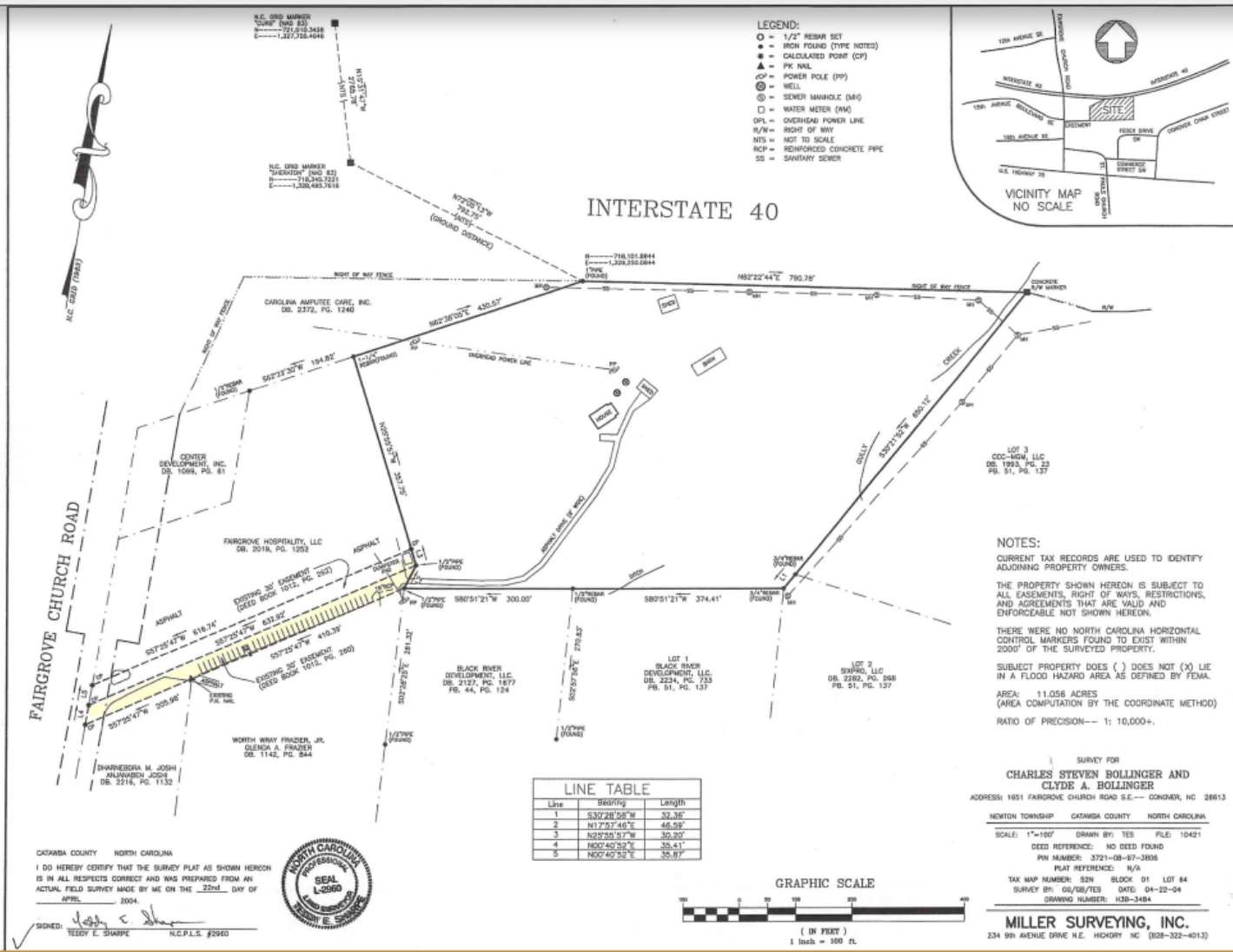
RADIUS	1 MILE	3 MILE	5 MILE
Total Population	5,358	37,410	69,611
Total Household	2,404	15,886	28,835
Median Household Income	\$76,414	\$71,748	\$67,651
Total Employees	1,081	16,112	45,910



5' CONTOURS AND WATER LINES



SURVEY



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:

Jenny Eckard
828.320.8989
jenny@commercialfirst.net

3031 N Center St.
Hickory, NC 28601

www.commercialfirst.net