

# OUTPARCEL ON HWY 70 | HICKORY, NC

1100 HWY 70 SE HICKORY, NC 28602



## SPECIFICATIONS

**Price:** \$599,000

**Acreage:** 1.66 +/-

**Zoning:** C-3

**Topography:** Level

Pad well positioned for redevelopment!  
Located in the motor mile portion of Hwy 70  
with over 200 feet of road frontage.



COMMERCIAL  FIRST

Commercial Real Estate | Site Selection

**Ryan Lovern**

828.446.8266

[ryan@commercialfirst.net](mailto:ryan@commercialfirst.net)

3031 North Center Street

hickory, n c 28601

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# SITE

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# 5 FT' CONTOURS & WATER FEATURES

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# DEMOGRAPHICS

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	<b>1 Miles:</b>	<b>3 Miles:</b>	<b>5 Miles:</b>
<b>POPULATION:</b>			
Total Population	1,380	22,610	66,951
Median Age	36.7	35.7	38.9
Employees	3,911	35,727	64,558
Total Businesses	279	2,610	4,712
<b>INCOME:</b>			
Median HH Income	\$45,017	\$39,422	\$49,666
Average HH Income	\$52,967	\$48,701	\$62,561
Per Capita Income	\$23,015	\$20,418	\$26,282
<b>HOUSEHOLDS:</b>			
Total Households	598	9,348	27,979
<b>HOUSING:</b>			
Owner Occupied Dwellings	51.2%	44.8%	56.3%
Renter Occupied Dwellings	40.9%	47.7%	37.2%
Vacant Dwellings	7.9%	7.5%	6.5%
<b>RACE:</b>			
White	67.3%	65.5%	74.5%
Black	18.1%	19.9%	12.2%
Asian or Pacific Islander	8.1%	4.7%	4.6%
American Indian or Alaska Native	0.2%	0.3%	0.3%
Other Races	6.3%	9.6%	8.4%
<b>ETHNICITY:</b>			
Hispanic	11.3%	15.3%	12.3%
Non-Hispanic	88.7%	84.7%	87.7%