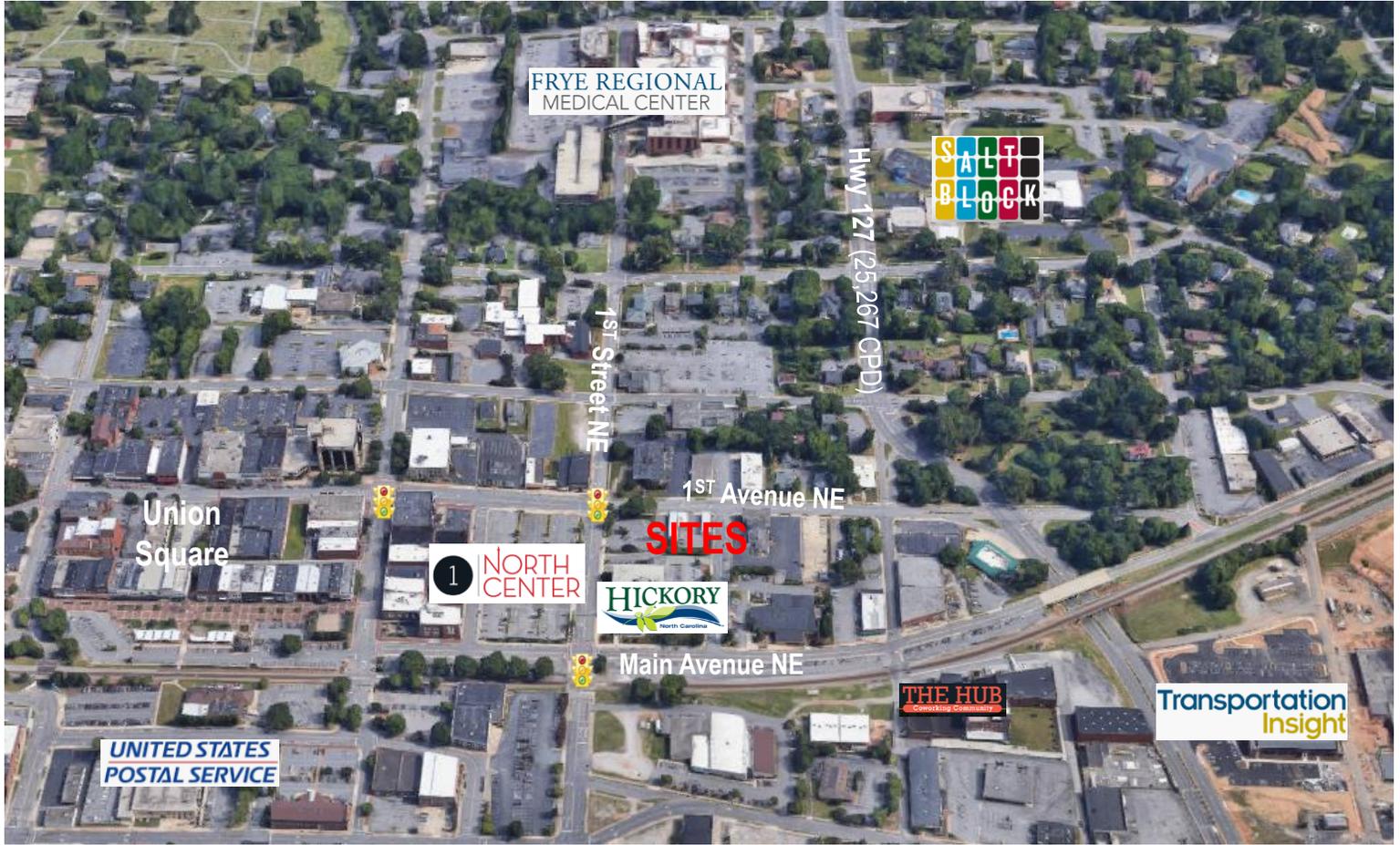


# DOWNTOWN OFFICE FOR LEASE | HICKORY, NC

16 & 18 1<sup>ST</sup> AVENUE NE HICKORY, NC 28601



## SPECIFICATIONS

### 16 1<sup>st</sup> Avenue NE

Lease Price: \$1,200/month

SF: 1,680 +/- SF

Year Built: 1930

### 18 1<sup>st</sup> Avenue NE

Lease Price: \$650/month

SF: 1,000 +/-

Year Built: 1951

Prime office space location at the entrance to Downtown Hickory! Affordable space within walking distance to the square for dining.



COMMERCIAL  FIRST

Commercial Real Estate | Site Selection

Ryan Lovern

828.446.8266

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

3031 North Center Street

Hickory, NC 28601

[www.commercialfirst.net](http://www.commercialfirst.net)

# SITE

16 & 18 1<sup>ST</sup> AVENUE NE HICKORY, NC 28601



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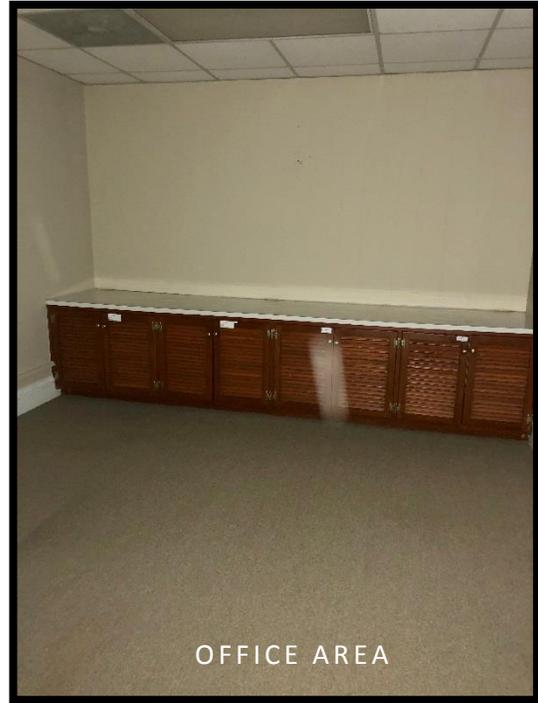
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# PICTURES

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# DEMOGRAPHICS

16 & 18 1<sup>ST</sup> AVENUE NE HICKORY, NC 28601

**1 Miles:**

**3 Miles:**

**5 Miles:**

## POPULATION:

Total Population	7,141	34,456	69,257
Median Age	36.7	38.2	39.4
Employees	12,488	45,406	59,284
Establishments	1,162	3,683	4,766

## INCOME:

Median HH Income	\$40,304	\$48,654	\$54,867
Average HH Income	\$50,327	\$59,918	\$67,538
Per Capita Income	\$21,488	\$26,757	\$28,794

## HOUSEHOLDS:

Total Households	2,963	15,712	29,400
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## HOUSING:

Owner Occupied Housing Units	38.9%	47.9%	59.1%
Renter Occupied Housing Units	54.9%	47.0%	36.2%
Vacant Housing Units	6.2%	5.1%	4.8%

## RACE:

White	54.2%	69.0%	75.1%
Black	34.6%	17.1%	11.3%
Asian or Pacific Islander	2.2%	4.3%	4.8%
American Indian or Alaska Native	0.2%	0.3%	0.4%
Other Races			

## ETHNICITY:

Hispanic	14.5%	14.3%	12.4%
Non-Hispanic	85.5%	85.7%	87.6%

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