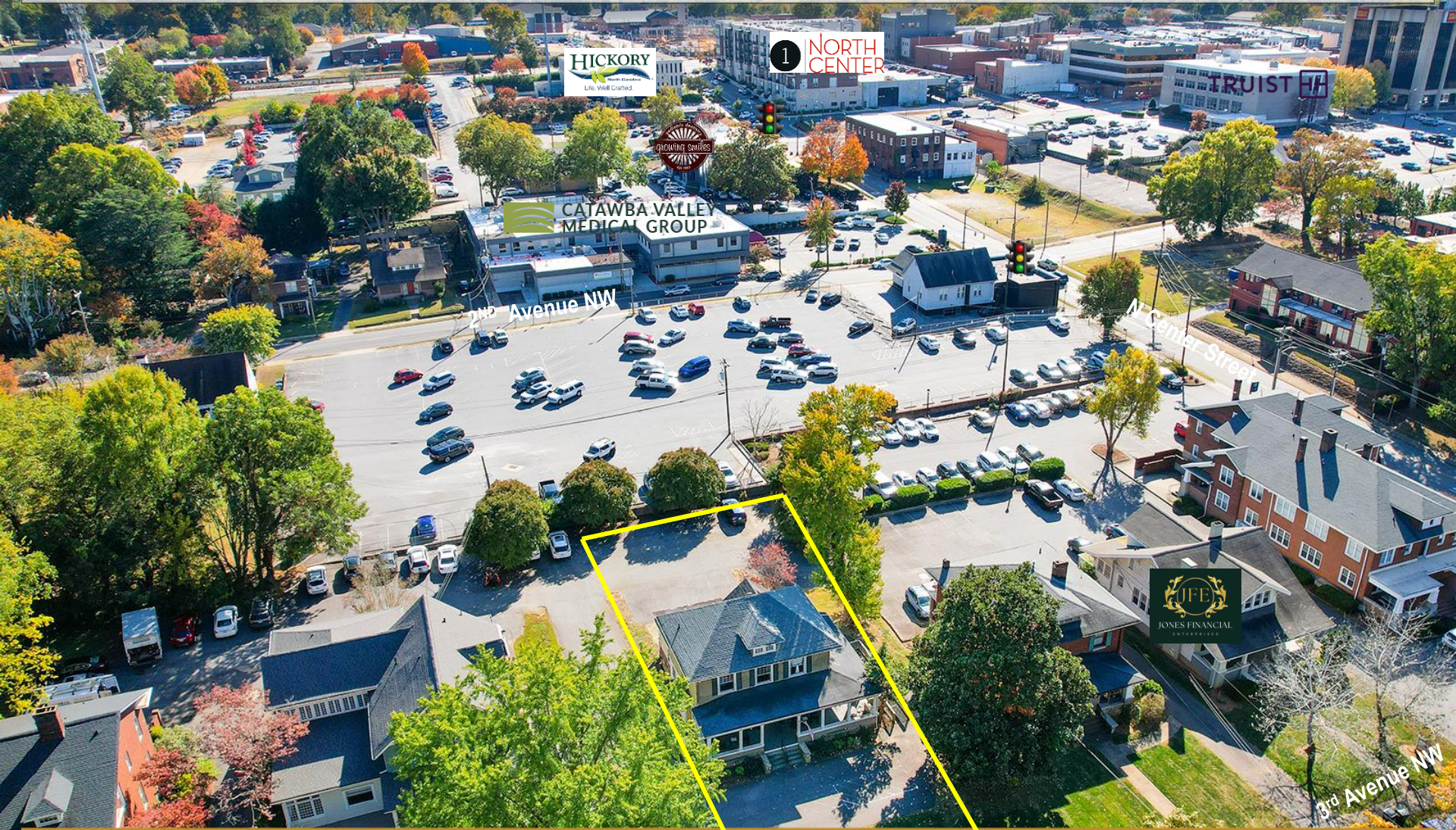


# OFFICE IN DOWNTOWN HICKORY FOR SALE

26 3<sup>RD</sup> AVENUE NW HICKORY, NC 28601



# AERIAL



1 NORTH CENTER

HICKORY  
Health Services  
Life Well Crafted

MOUNTAIN SERVICES

CATAWBA VALLEY  
MEDICAL GROUP

TRUIST

1st Avenue NW

North Center Street

JFE  
JONES FINANCIAL  
ENTERPRISES

3rd Avenue NW

COMMERCIAL



FIRST

# DETAILS

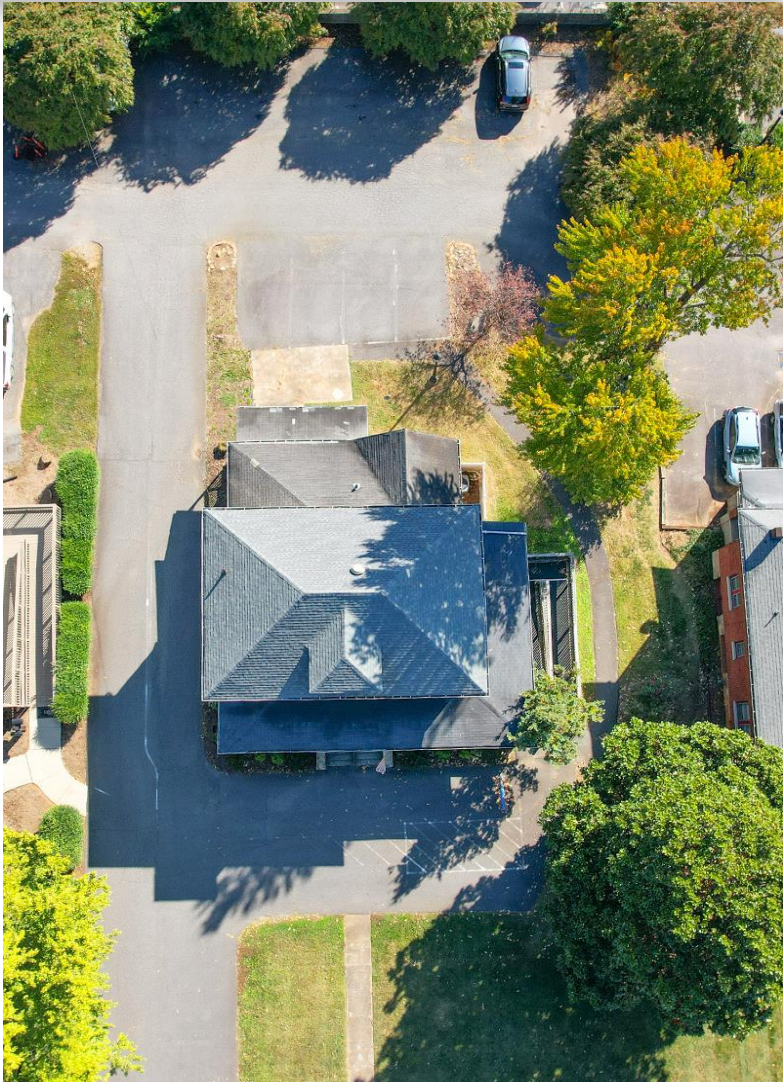
## SPECIFICATIONS

Price:	REDUCED!! \$295,000
SF:	1,942 +/- (1,048 +/- SF in basement)
Acres:	.46 +/-
Zoning:	OI
Year Built:	1912

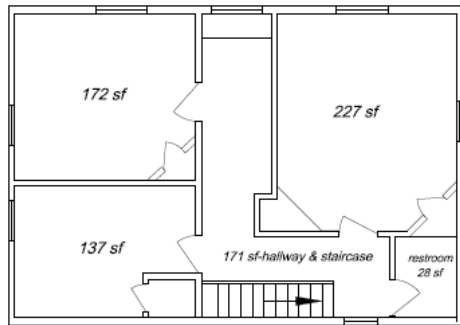
Beautiful historic home that has been renovated into a salon/spa would be excellent for a similar business, retail, or office. Tons of character with a beautiful front porch. Shared parking in the rear provides plenty of parking for clients. Building is registered with the National Register of Historic Places and is located on 3<sup>rd</sup> Avenue in Downtown Hickory across from the Harper House/Hickory History Center. Just one block from Hwy. 127, Frye Regional Medical Center, and the Salt Block.

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	7,281	36,777	72,484
Total Household	2,878	15,948	30,186
Median Household Income	\$47,164	\$57,096	\$65,226
Total Employees	11,305	39,206	52,803

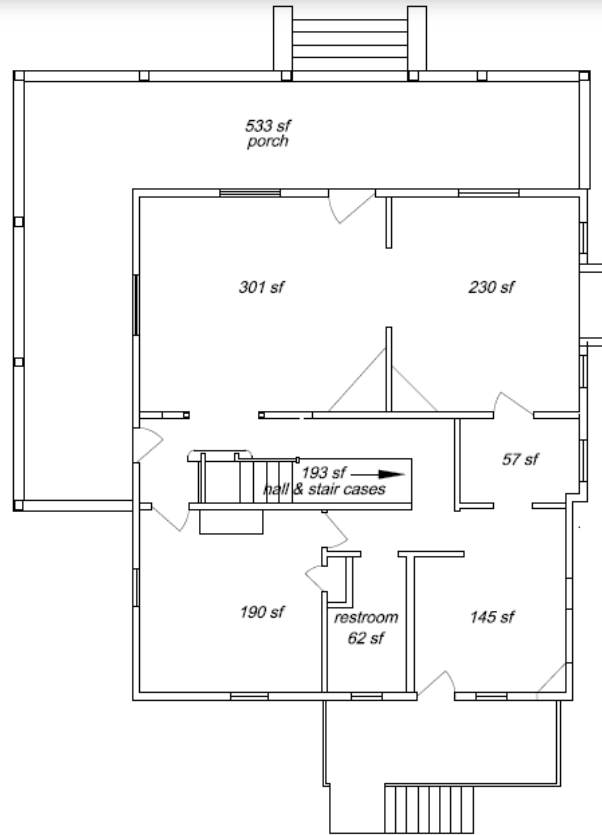


# FLOOR PLAN



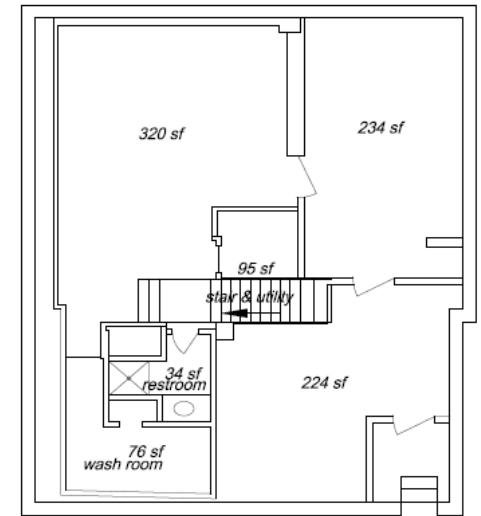
2nd Floor Plan

764 sf(gross area)



1st Floor Plan

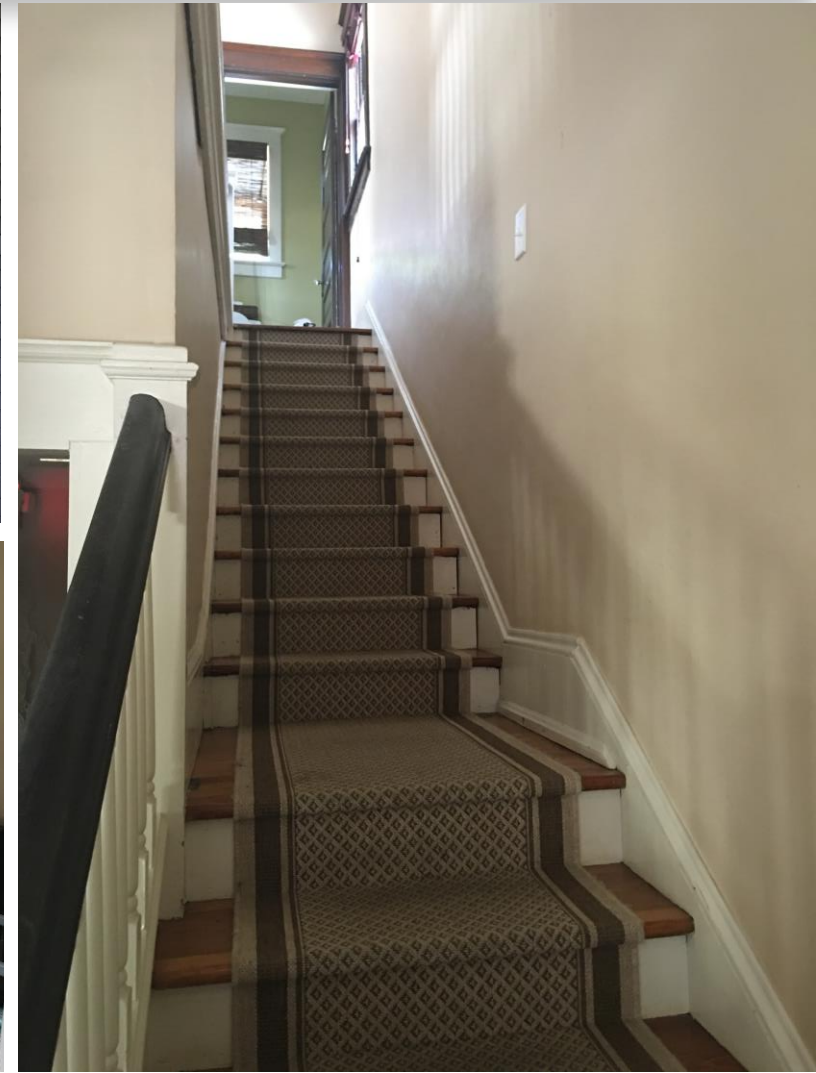
1178 sf(gross area-not including porch)



Basement Floor Plan

1048 sf(gross area)

# PICTURES



# 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:**

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