

# VIEWMONT PROFESSIONAL BUILDING FOR SALE

1011 2<sup>ND</sup> STREET NE HICKORY, NC 28601





# AERIAL





# INVESTMENT DETAILS

## SPECIFICATIONS

**Purchase Price**      \$899,000

**SF:**                      12,000 +/-

**Acres:**                 1.21 +/-

**Zoning:**                NC

Located in a prime area, this well-established office building combines the charm of its classic architecture with the functionality needed for today's businesses. While the building has a timeless design, it has been well-maintained and offers several suites available for lease on the second floor. Tenant mix ranges from accountants to appraisers to office users.

## DEMOGRAPHICS

<b>RADIUS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>Total Population</b>	5,141	32,440	68,404
<b>Total Household</b>	2,182	13,822	28,682
<b>Median Household Income</b>	\$45,149	\$58,938	\$65,240
<b>Total Employees</b>	9,284	36,467	51,107



# 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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