

# PROFESSIONAL BUILDING FOR SALE

4984 SAGE MEADOWS CIRCLE HICKORY, NC 28601



Teff Hair Design  
Studio

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9  
8  
4

RESERVED  
PARKING  
HANDICAPPED  
PARKING  
SPACE

# AERIAL



Carolina Pool Builders Inc.

APPALACHIAN AUTO

Hwy 321 (38,500 +/- CPD)

HABERER INSURANCE AGENCY

SunLife



# DETAILS

## SPECIFICATIONS

Price: \$299,000

SF: 1,178 +/-

Acres: .15 +/-

Zoning: Commercial

Year Built: 2006

Beautifully designed hair studio for sale in Hickory! Walk right in and start styling! Open hair styling area with reception desk, wash area, and break room. Located just over the Hwy. 321 bridge. Convenient to Hickory and Granite Falls.

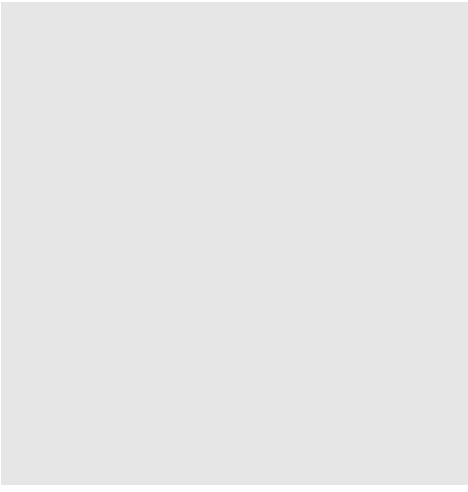
\*the DOT road improvements will enhance the visibility of the property. Further details can be obtained through NCDOT.

## DEMOGRAPHICS

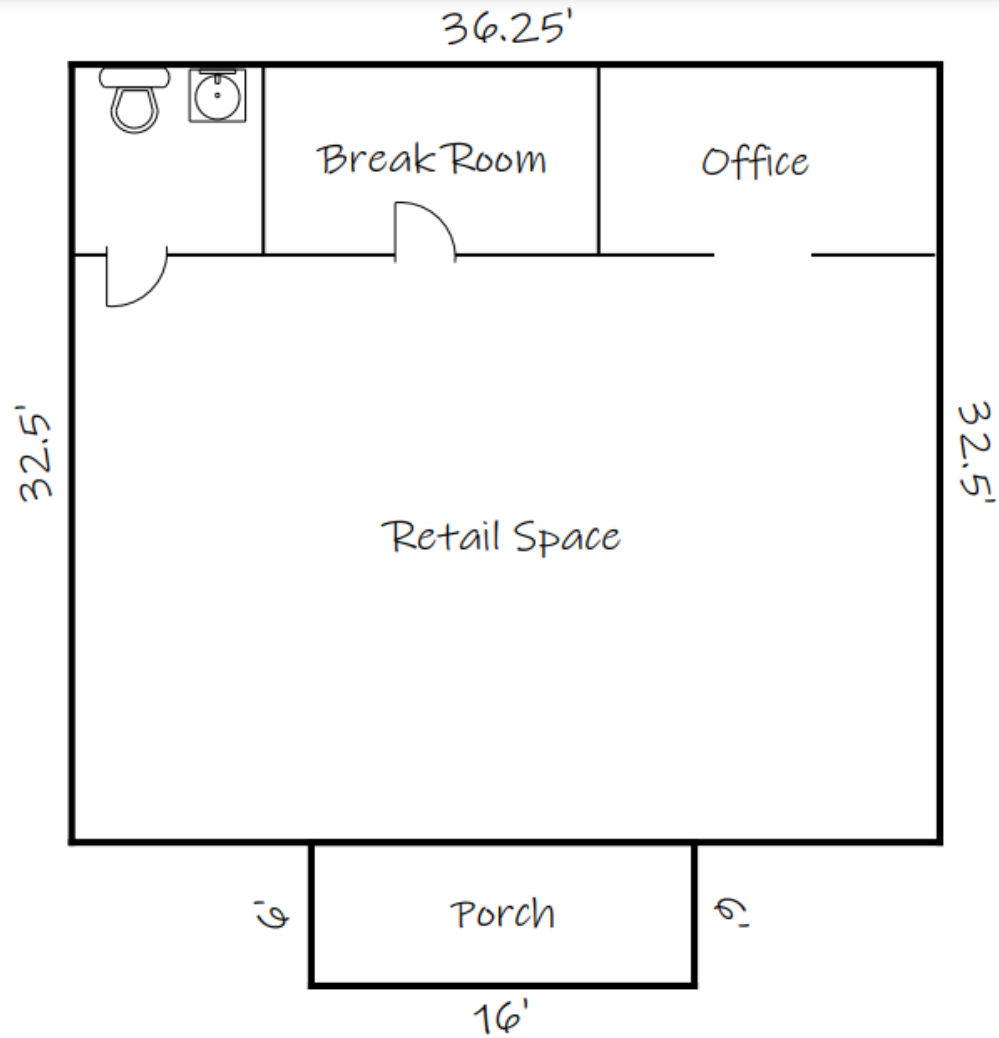
RADIUS	1 MILE	3 MILE	5 MILE
Total Population	7,281	36,777	72,484
Total Household	2,878	15,948	30,186
Median Household Income	\$47,164	\$57,096	\$65,226
Total Employees	11,305	39,206	52,803



# PICTURES



# FLOORPLAN



# 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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