

# INVESTMENT OPPORTUNITY

1009 2<sup>ND</sup> STREET NE HICKORY, NC 28601



# AERIAL



# INVESTMENT DETAILS

## SPECIFICATIONS

Price: \$700,000

Acres: .32 +/-

Zoning: NC

This property presents a great investment opportunity featuring a reliable, long-term tenant operating a well-established dry-cleaning business. This property is in a highly desirable area with high traffic counts, great visibility, a drive-thru and proximity to complementary businesses.

Contact us today for additional details or to schedule a showing.

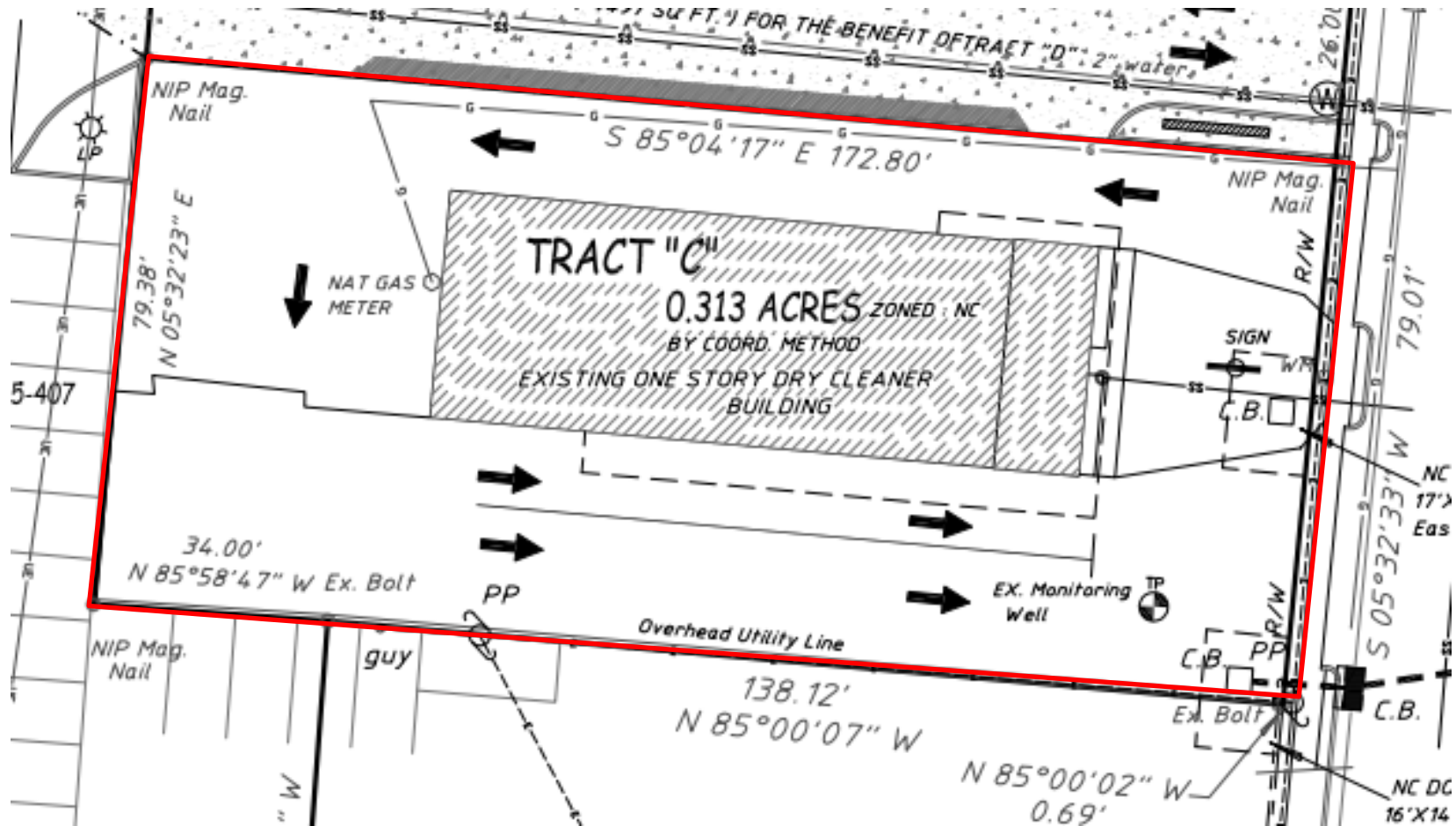
\*Interested parties will be asked to sign a confidentiality agreement to receive specific lease details.

## DEMOGRAPHICS

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



# SURVEY



# 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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