

PRIME SPACE IN DOWNTOWN HICKORY

104 2ND AVENUE NW HICKORY, NC 28601



AERIAL

FRYE REGIONAL
MEDICAL CENTER
A Duke LifePoint Hospital

HICKORY, NC
FIRST PRESBYTERIAN



The Gardner Group
COMMERCIAL • INDUSTRIAL • OFFICE • RETAIL

2nd Street NW

2nd Avenue NW (6,480 +/- CPD)

DETAILS

SPECIFICATIONS

Lease Price: \$2,500/month Gross

SF: 1,380 +/-

Zoning: NC

This prime commercial building in downtown Hickory offers an excellent location with convenient parking and modern renovations. Featuring an open floor plan ideal for versatile business use, the space has been recently updated to enhance functionality and appeal. A spacious outdoor deck provides additional flexibility for gatherings or customer engagement. Situated within walking distance of Union Square and the Hickory City Walk, this property benefits from high visibility and accessibility, making it an excellent opportunity for retail or office ventures

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



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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