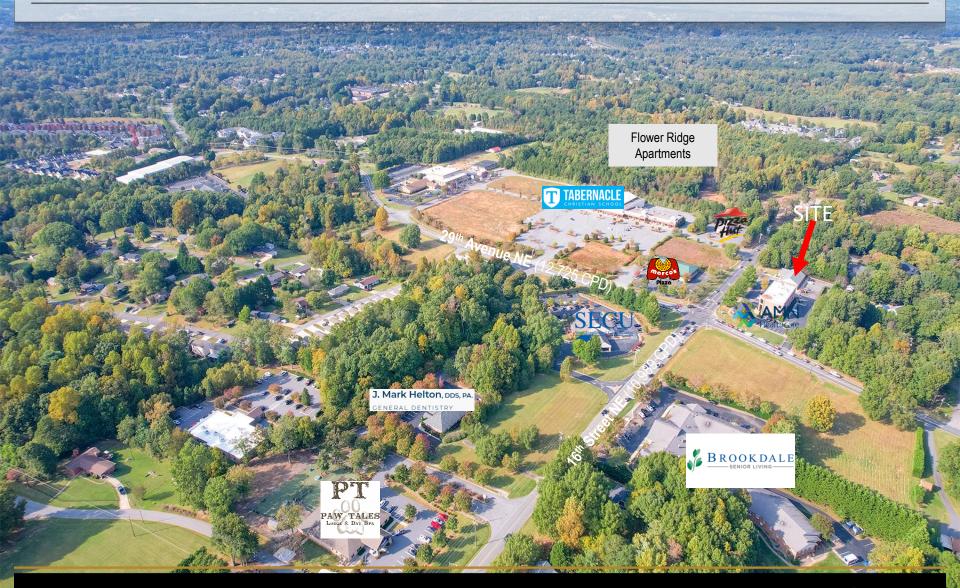


AERIAL





DETAILS

SPECIFICATIONS

Price: \$1,350,000

SF: 3,944 +/- (*based on GIS)

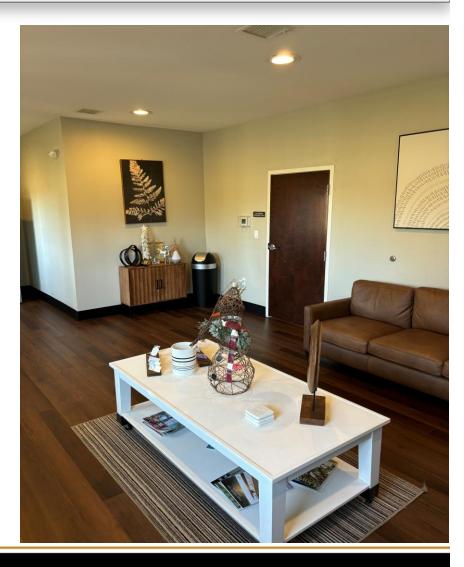
Acres: .75 +/- Acres

Zoning: NC

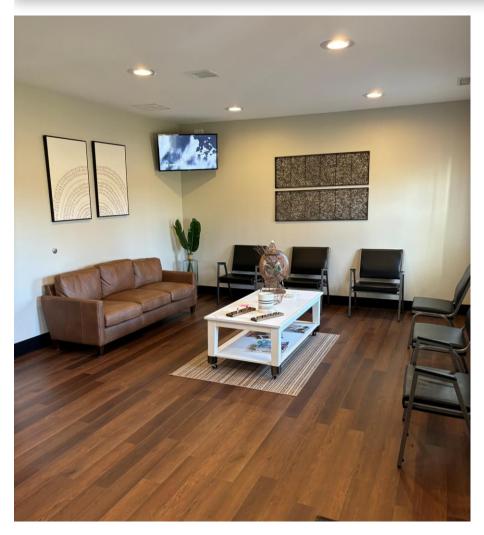
This newly renovated and fully leased salon suite building presents a prime investment opportunity in a high-demand area. Featuring a brand-new roof and modernized interiors, the property is fully leased with beauty professionals. Conveniently located in northeast Hickory, it benefits from proximity to newly developed apartments and residential communities, ensuring a steady flow of potential clients. With a strategic location in a growing neighborhood, this property provides proven income and long-term value appreciation. Contact broker for investment details.

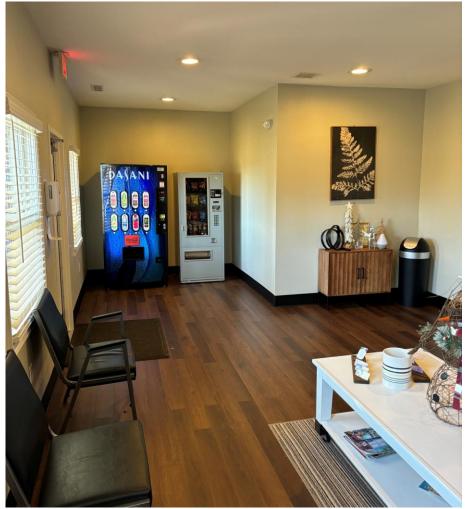
DEMOGRAPHICS

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



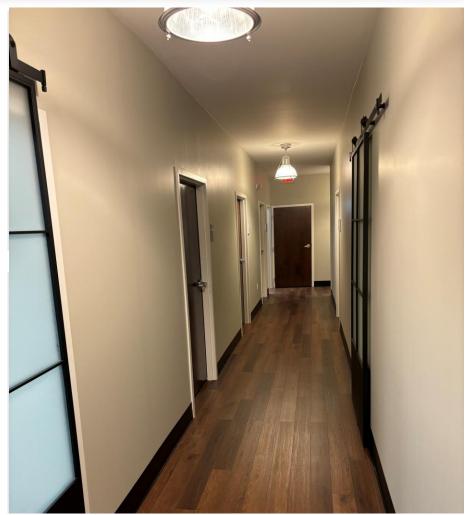
INTERIOR PICTURES





INTERIOR 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:

Jenny Eckard 828.320.8989 ienny@commercialfirst.net

3031 N Center St. Hickory, NC 28601

www.commercialfirst.net