

INVESTMENT OPPORTUNITY

2820 16TH STREET NE HICKORY, NC 28601



AERIAL



Flower Ridge
Apartments

TABERNACLE
CHRISTIAN SCHOOL

Pizza
Hut

SITE

29th Avenue NE (12,725 CPD)

Mazzio's
Pizza

SECU

JAMA
HealthCare

J. Mark Helton, DDS, PA.
GENERAL DENTISTRY

16th Street NE (10,988 CPD)

BROOKDALE
SENIOR LIVING

PT
PAW TALES
Lounge & Day Spa

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



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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
jenny@commercialfirst.net

3031 N Center St.
Hickory, NC 28601

www.commercialfirst.net