

COMMERCIAL PROPERTY FOR SALE/LEASE

3351 HICKORY BLVD. HUDSON, NC 28638



AERIAL



DETAILS

SPECIFICATIONS

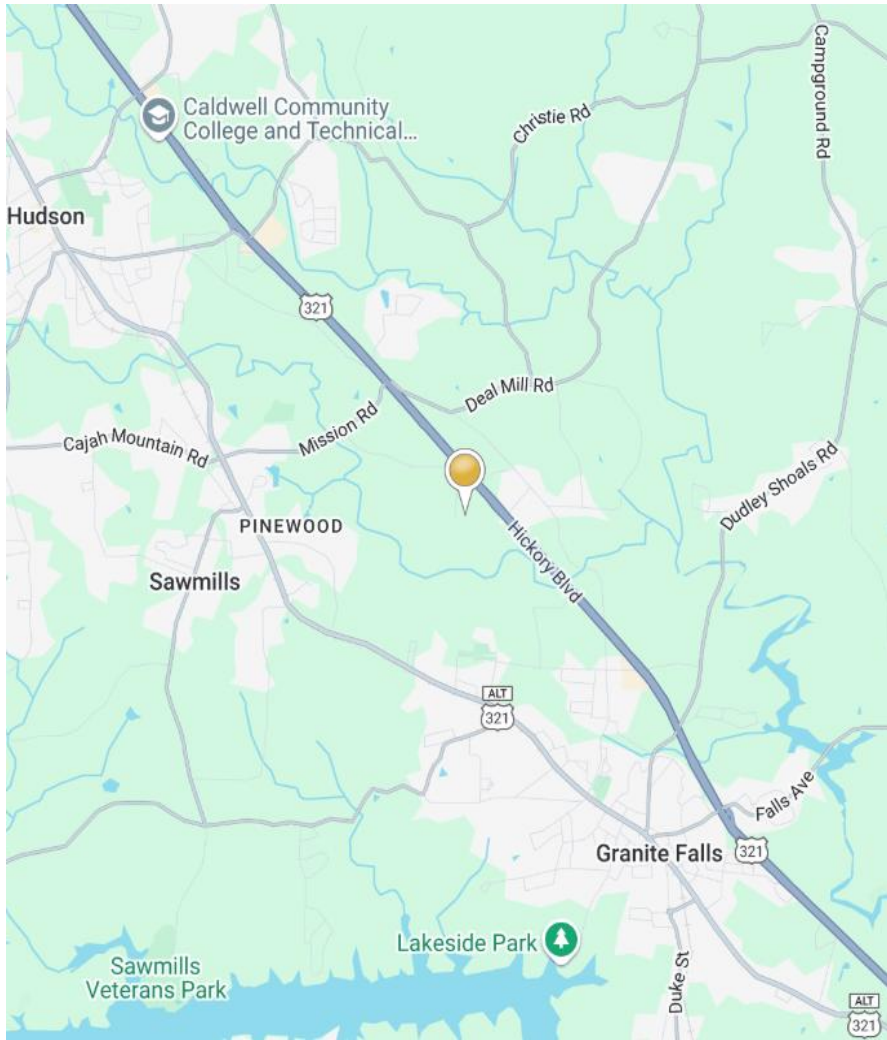
Sales Price:	\$1,750,000
Lease Price:	\$15,000/mo. (main building) \$3,500/mo. (warehouse)
Acres:	2.62 +/-
Zoning:	H-B (Highway Business)

Seize this exceptional opportunity to own a high-visibility commercial property in Hudson, North Carolina, located at a signalized intersection on Highway 321. This expansive property features over 10,000 SF of space facing Highway 321, plus an additional 11,000+ SF on the lower level with ground access. Recent improvements include a new roof on part of the building and three new HVAC units. Additionally, a 9,000 SF warehouse with a dock-height door provides excellent logistics and storage capabilities. Zoned Highway Business, it is perfect for a variety of commercial uses.

With future Highway 321 road improvements planned, this property offers outstanding visibility and accessibility in a rapidly growing area. Contact DOT for details on how the access will be affected.

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



WAREHOUSE



WAREHOUSE INTERIOR



MAIN BUILDING INTERIOR





**FOR MORE
INFORMATION:**

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