

FOR LEASE

Westover Business Park Suites For Lease

920 TATE BOULEVARD SOUTHEAST, HICKORY, NC 28602



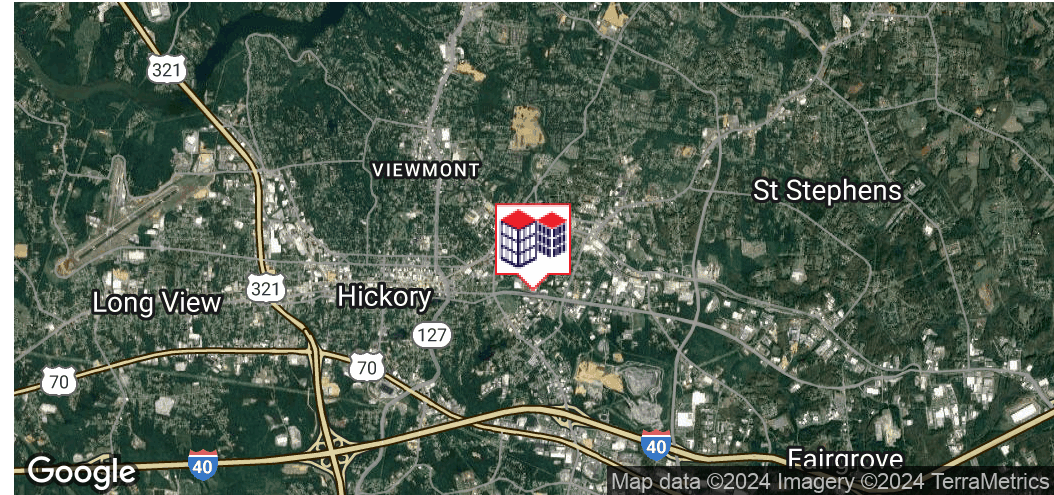
JAKE VIVERETTE | 804.754.5462 | JAKE.VIVERETTE@OVERTONGROUP.NET
401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



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OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	105,050 SF
Available SF:	1,334 - 4,055 SF
Lot Size:	10.46 Acres
Zoning:	C-2
Traffic Count:	15,000

PROPERTY HIGHLIGHTS

- Loading dock and/or drive-in doors available within each space
- Abundant parking for tenants and visitors
- Phase 3 power available for high-power electrical needs
- convenient location near I-40, US-70, and US-321 for easy transportation access
- Existing space is fully built out and ready for occupancy
- Prominent frontage on the lighted corner of Tate Blvd SE (15,000 VPD) and Third Ave SE

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,334 - 4,055 SF	Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE
935 Suite 101	-	1,334 SF	\$12.00 SF/yr
925 Suite 102	Available	1,334 SF	\$12.00 SF/yr
935 Suite 103	Available	1,344 SF	\$12.00 SF/yr
940 Suite 109-110	Available	4,055 SF	\$12.00 SF/yr
920 Suite 112	Available	1,704 SF	\$12.00 SF/yr



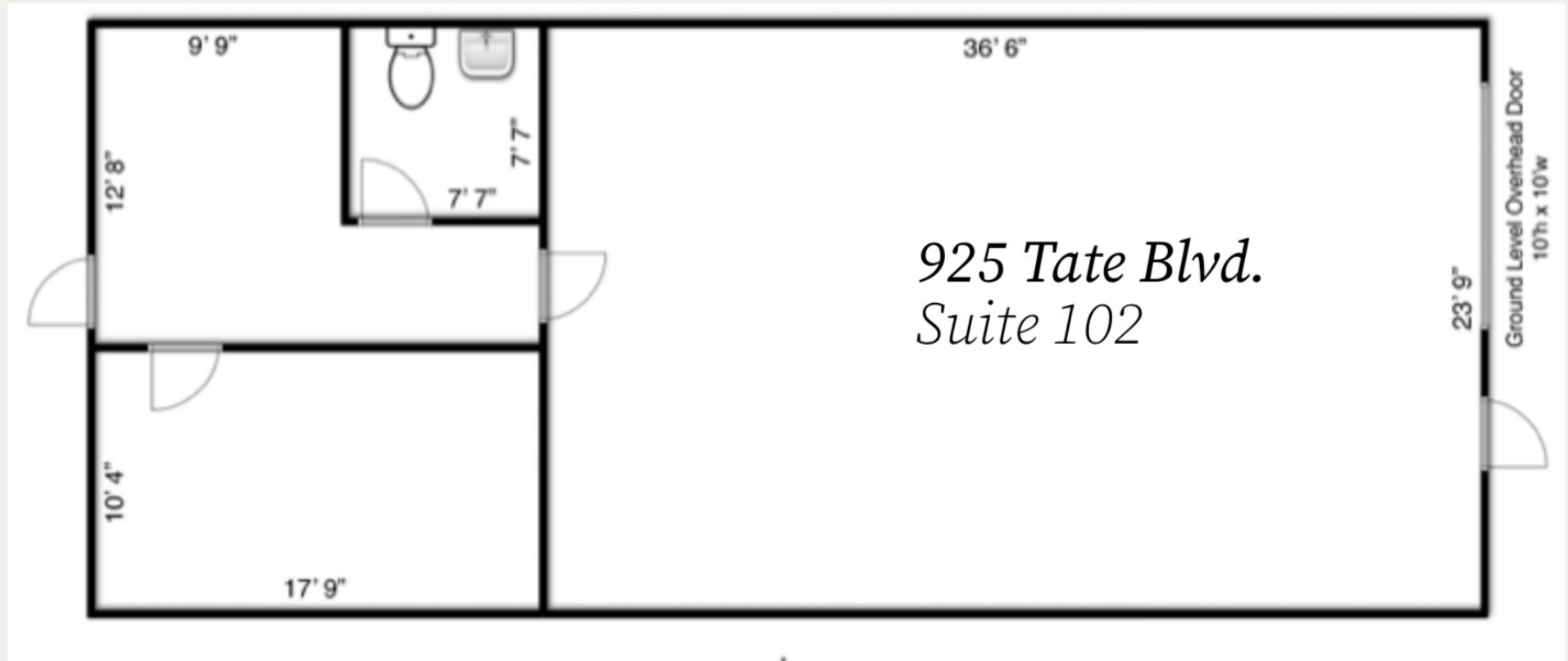
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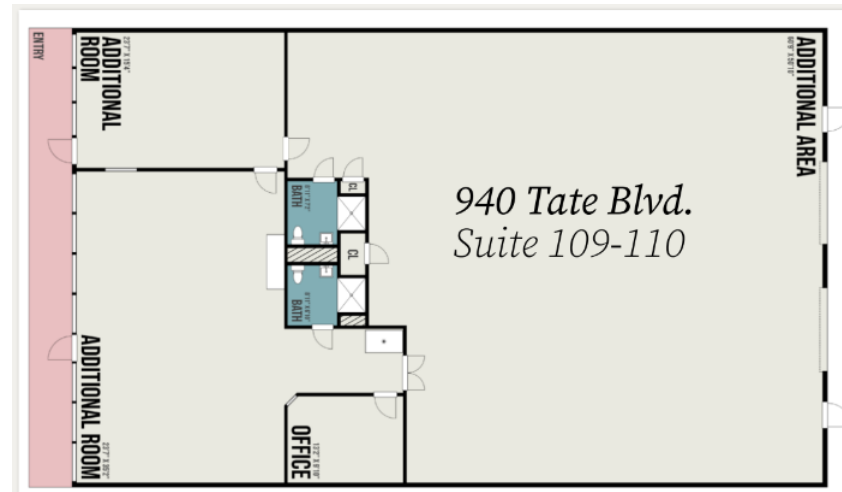
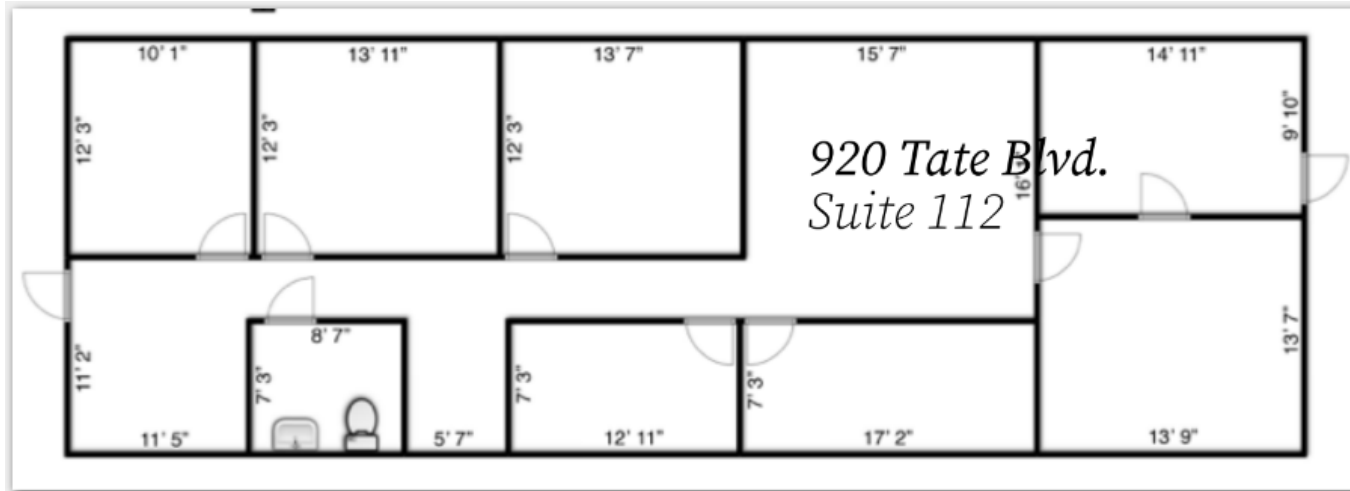
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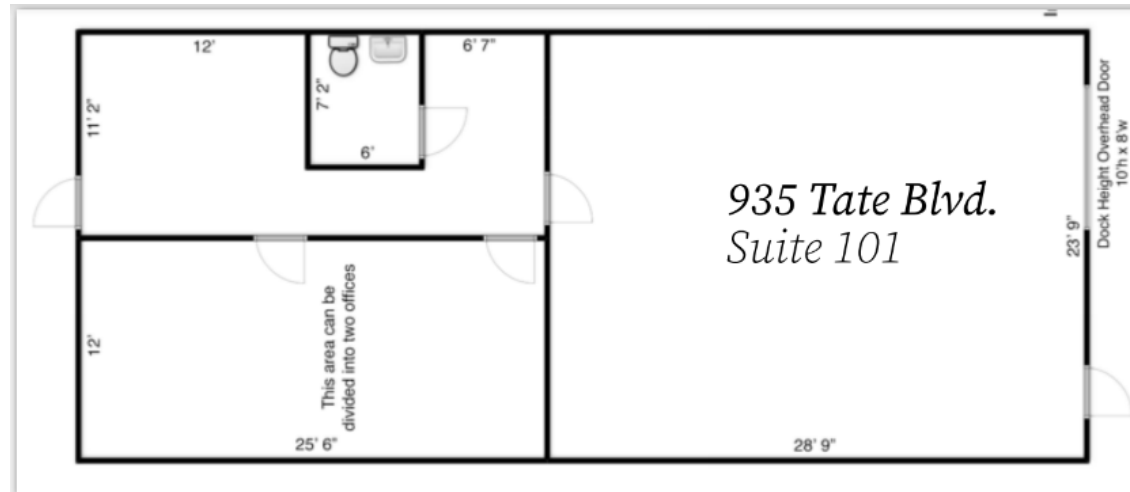
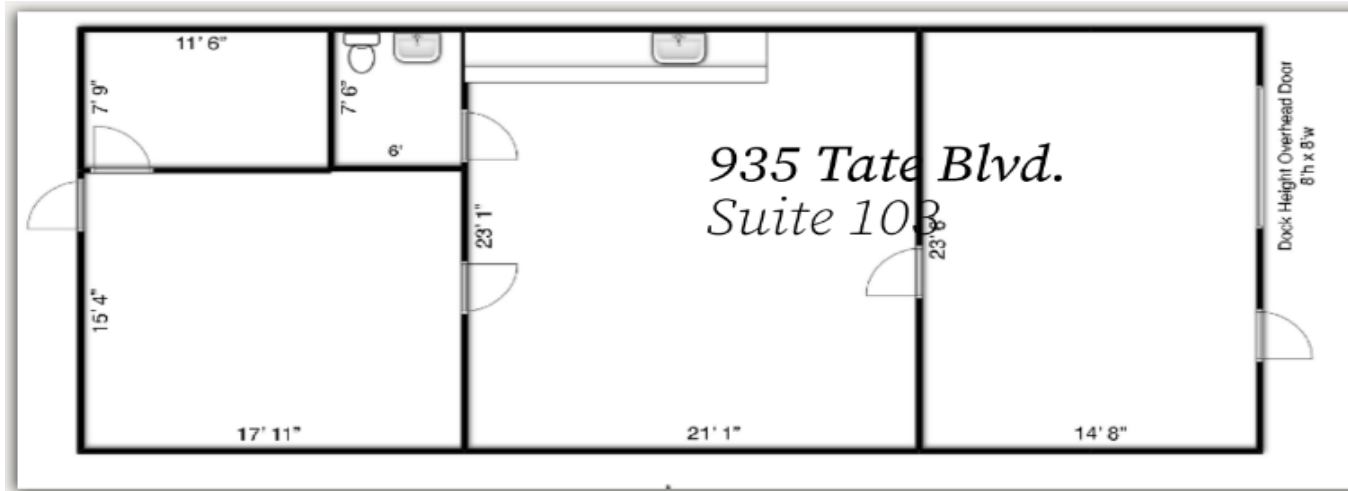
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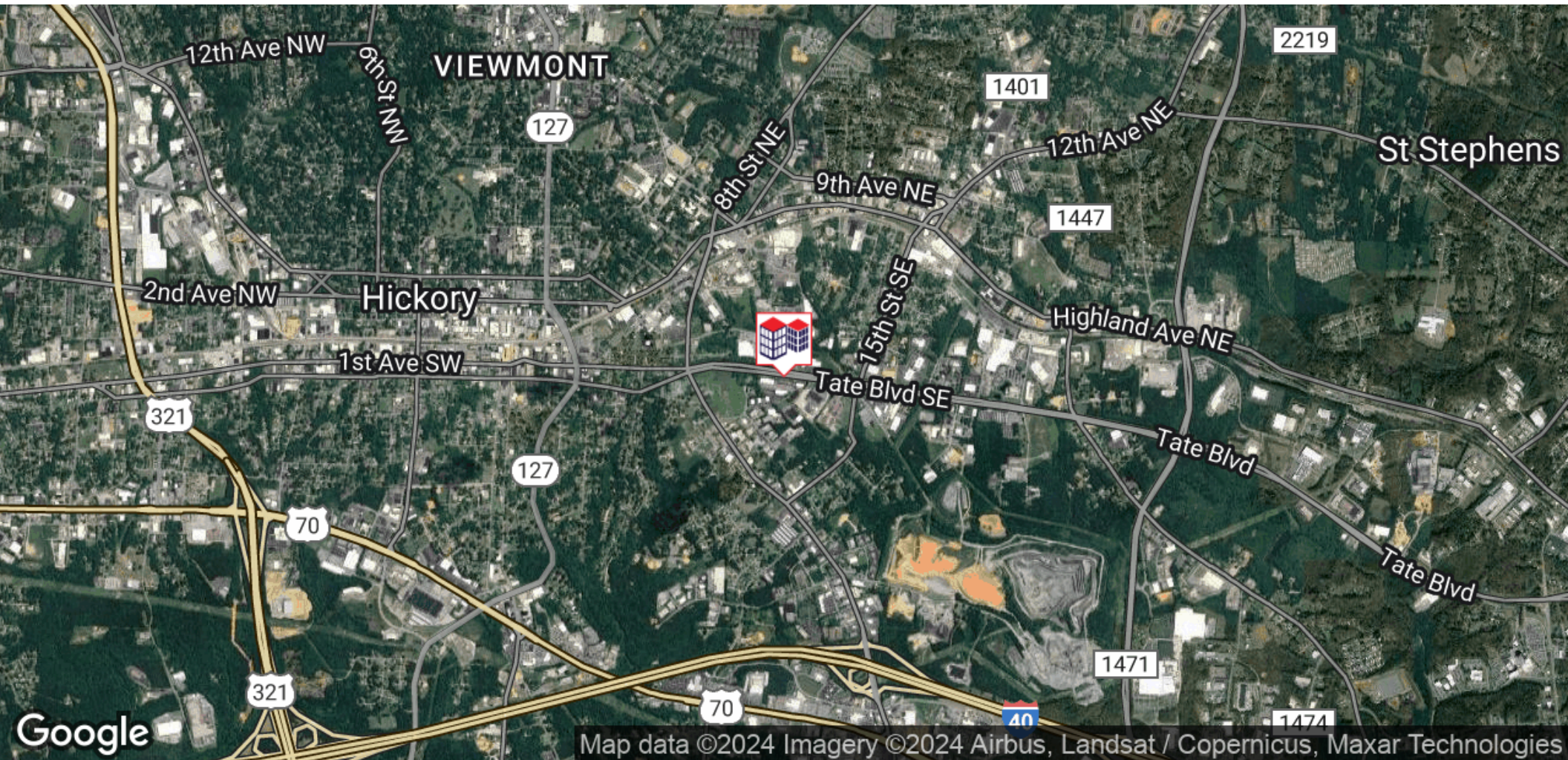
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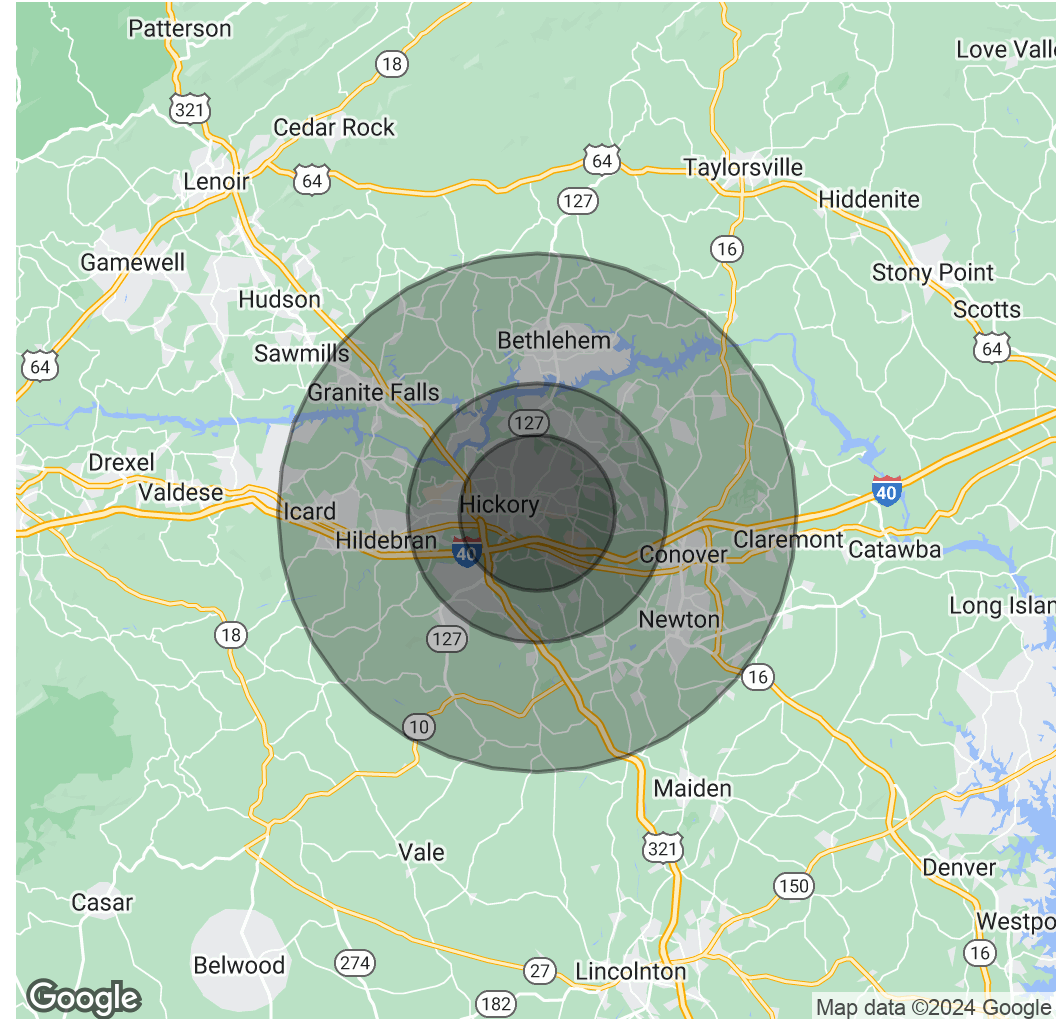
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	36,848	73,725	161,229
Average Age	41	42	42
Average Age (Male)	40	40	41
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	15,628	30,571	65,334
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$70,943	\$81,401	\$84,734
Average House Value	\$231,728	\$252,338	\$258,831

Demographics data derived from AlphaMap



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