

2415 A,B & 2441 S Center St

Hickory, NC 28602

Thriving Private Family Care Facility in NC | Expansion Pre-Approved | Seller Financing Available!



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2415 A,B & 2441 S Center St

CONTENTS

01 EXECUTIVE SUMMARY

PROPERTY SUMMARY

LOCATION SUMMARY

02 PROPERTY DESCRIPTION

RETAIL MAP

TRAFFIC COUNT REPORT

THE EXPANSION

03 DEMOGRAPHICS

PROPERTY IMAGES

TAPESTRY SEGMENTATION

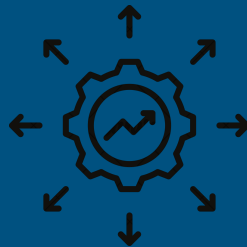


PROPERTY SUMMARY

ADDRESS	2415 A,B & 2441 S CENTER ST HICKORY NC 28602
ZONING	GB
LOT SIZE	3.21 ACRES
PRICE	\$3,198,000
HIGHLIGHTS	• SELLER FINANCING AVAILABLE • \$375K+ ANNUAL PROFIT FOR 20206- IMMEDIATE CASH FLOW • EXPANSION PRE-APPROVED TO 83 BEDS - \$4MM PROJECTED NET INCOME • MINUTES FROM FRYE HOSPITAL & CATAWBA VALLEY HOSPITAL



IMMEDIATE
CASH FLOW



EXPANSION
APPROVED



BOOMING
MARKET





2415 & 2441 S Center St

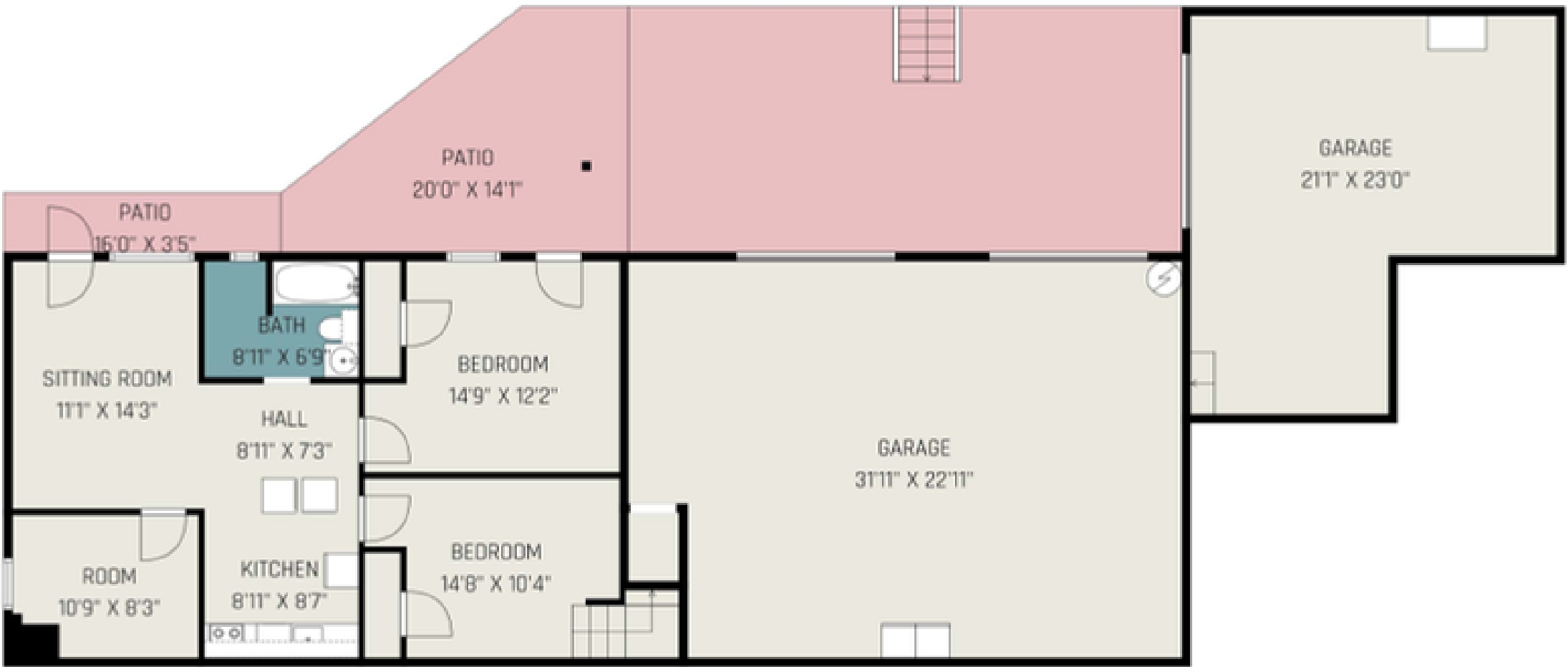
Non- Living Area - 3353 Sq Ft



2415 SOUTH CENTER STREET - BASEMENT

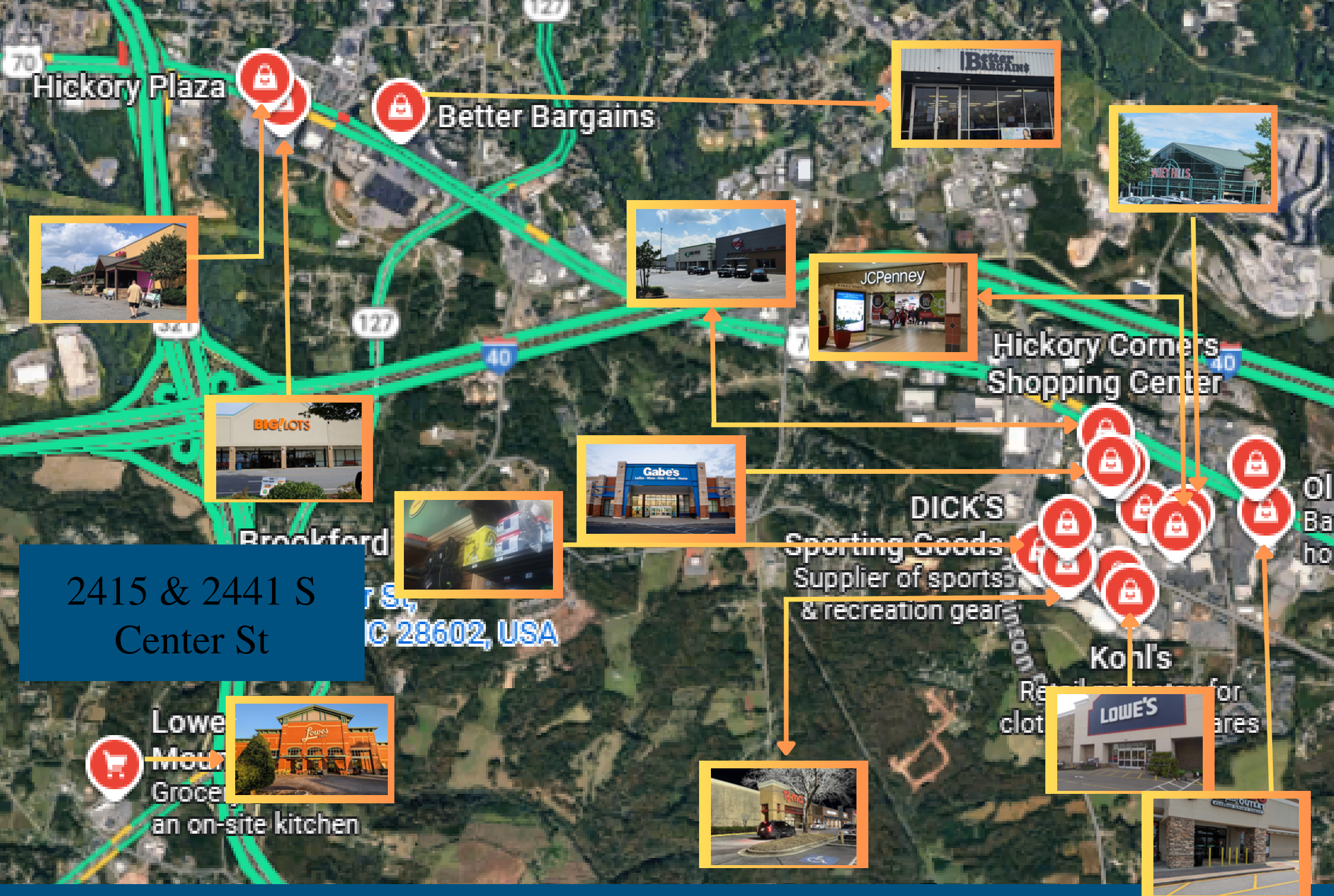
Gross Living Area - 4946 Sq Ft

Non- Living Area - 3353 Sq Ft





2415 & 2441 S Center St



Hickory Plaza

Better Bargains

Hickory Corners Shopping Center

DICK'S

Sporting Goods
Supplier of sports
& recreation gear

Kohl's

Retail store for clothes

LOWE'S

Lowe's

an on-site kitchen

2415 & 2441 S
Center St
C 28602, USA



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Ctr St S	Center St SW	343	2025	0.03 mi
Center Street	Mitchell Dr SW	267	2025	0.15 mi
US Hwy 321	Ctr St S N	40,626	2024	0.15 mi
NC 127	20th Ave SW N	16,861	2024	0.34 mi
Brookford Boulevard	20th Ave SW N	15,997	2025	0.34 mi
Brookford Blvd	20th Ave SW N	15,984	2023	0.34 mi
S Nc 127 Hwy	Center St SW	23,223	2024	0.38 mi
NC 127	Center St SW	21,500	2020	0.38 mi
South Center Street	22nd Ave SE E	4,551	2025	0.47 mi
S Center St	22nd Ave SE E	4,527	2023	0.47 mi





Population			
	2 miles	5 miles	10 miles
2020 Population	8,309	55,576	149,159
2024 Population	8,598	56,334	149,539
2029 Population Projection	9,015	58,674	154,672
Annual Growth 2020-2024	0.9%	0.3%	0.1%
Annual Growth 2024-2029	1.0%	0.8%	0.7%
Median Age	41.1	40.4	42.1
Bachelor's Degree or Higher	18%	23%	23%
U.S. Armed Forces	6	54	81

Households			
	2 miles	5 miles	10 miles
2020 Households	3,244	22,800	60,213
2024 Households	3,358	23,122	60,321
2029 Household Projection	3,520	24,083	62,378
Annual Growth 2020-2024	1.2%	0.6%	0.6%
Annual Growth 2024-2029	1.0%	0.8%	0.7%
Owner Occupied Households	2,343	13,934	42,104
Renter Occupied Households	1,177	10,149	20,274
Avg Household Size	2.4	2.3	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spendin...	\$93M	\$634.7M	\$1.8B

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$67,296	\$71,439	\$75,861
Median Household Income	\$53,603	\$53,555	\$57,913
< \$25,000	1,061	5,508	12,732
\$25,000 - 50,000	528	5,306	13,513
\$50,000 - 75,000	503	4,179	11,602
\$75,000 - 100,000	470	2,828	7,852
\$100,000 - 125,000	257	2,030	5,576
\$125,000 - 150,000	339	1,385	3,356
\$150,000 - 200,000	124	954	2,716
\$200,000+	74	934	2,974

An aerial photograph of a property in Hickory, NC. The image shows a large, irregularly shaped pond on the left side, surrounded by trees with autumn foliage in shades of yellow, orange, and red. To the right of the pond is a large, light-colored building with a complex roofline, possibly a warehouse or industrial facility. Several vehicles, including a white van and a dark car, are parked near the building. A paved road or driveway runs along the right side of the property. The overall scene is captured from a high angle, providing a clear view of the property's layout and surrounding environment.

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