

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

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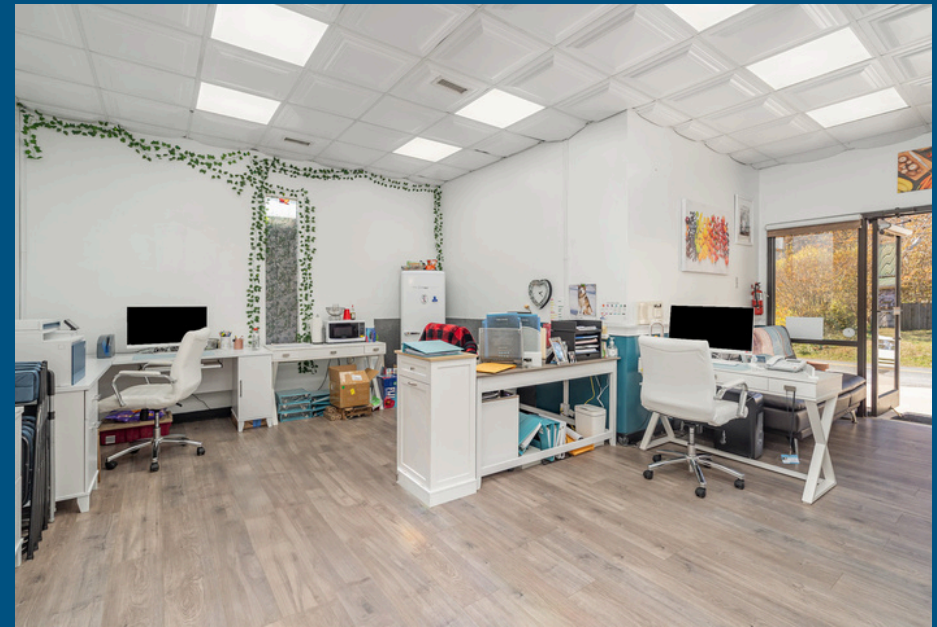
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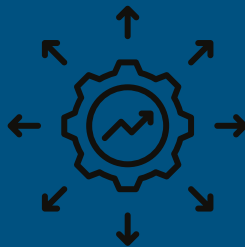
PROPERTY IMAGES
TAPESTRY SEGMENTATION

PROPERTY SUMMARY

ADDRESS	2415 A,B & 2441 S CENTER ST HICKORY NC 28602
ZONING	GB
LOT SIZE	3.21 ACRES
PRICE	Negotiable
HIGHLIGHTS	<ul style="list-style-type: none"> • SELLER FINANCING AVAILABLE • \$375K+ ANNUAL PROFIT FOR 20206- IMMEDIATE CASH FLOW • EXPANSION PRE-APPROVED TO 78 BEDS - \$4MM PROJECTED PROFIT • MINUTES FROM FRYE HOSPITAL & CATAWBA VALLEY HOSPITAL



**IMMEDIATE
CASH FLOW**



**EXPANSION
APPROVED**



**BOOMING
MARKET**



2415 & 2441 S Center St

2415 SOUTH CENTER STREET - FIRST FLOOR

Gross Living Area - 4946 Sq Ft

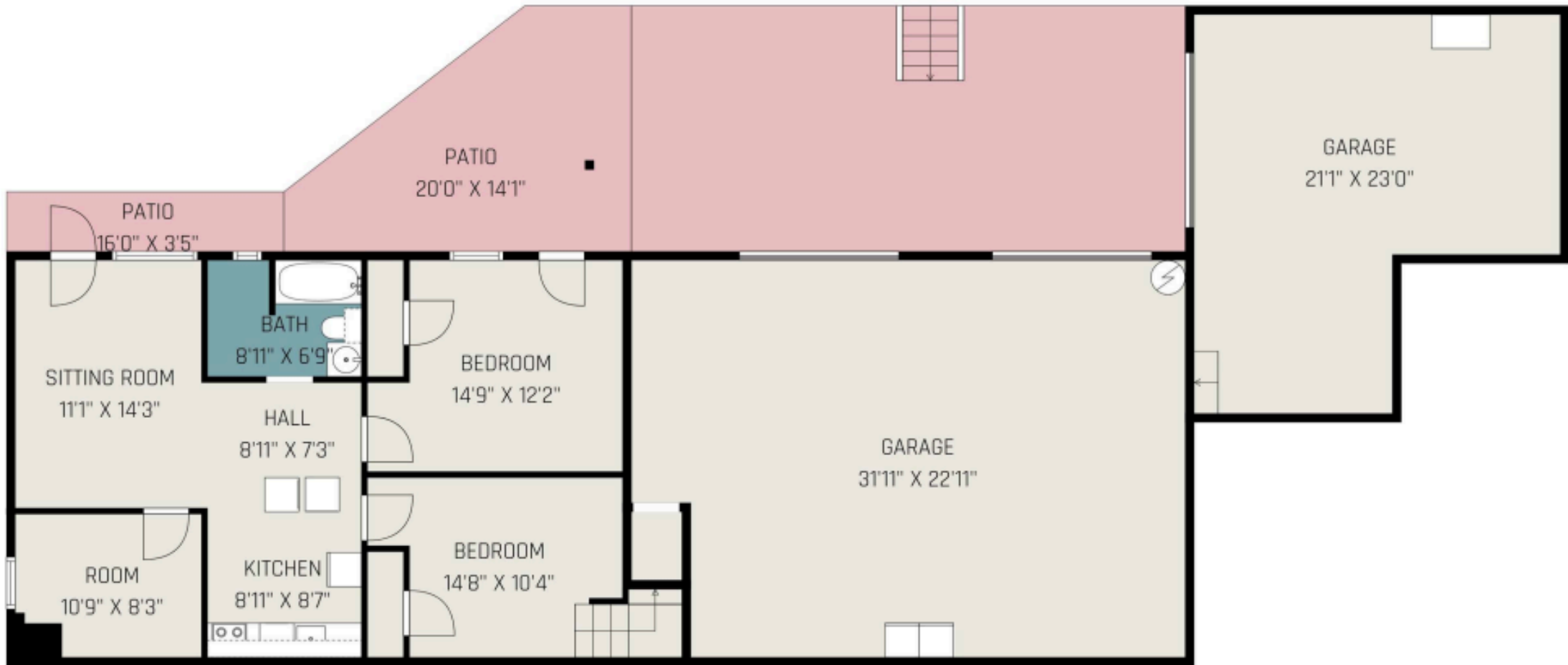
Non- Living Area - 3353 Sq Ft



2415 SOUTH CENTER STREET - BASEMENT

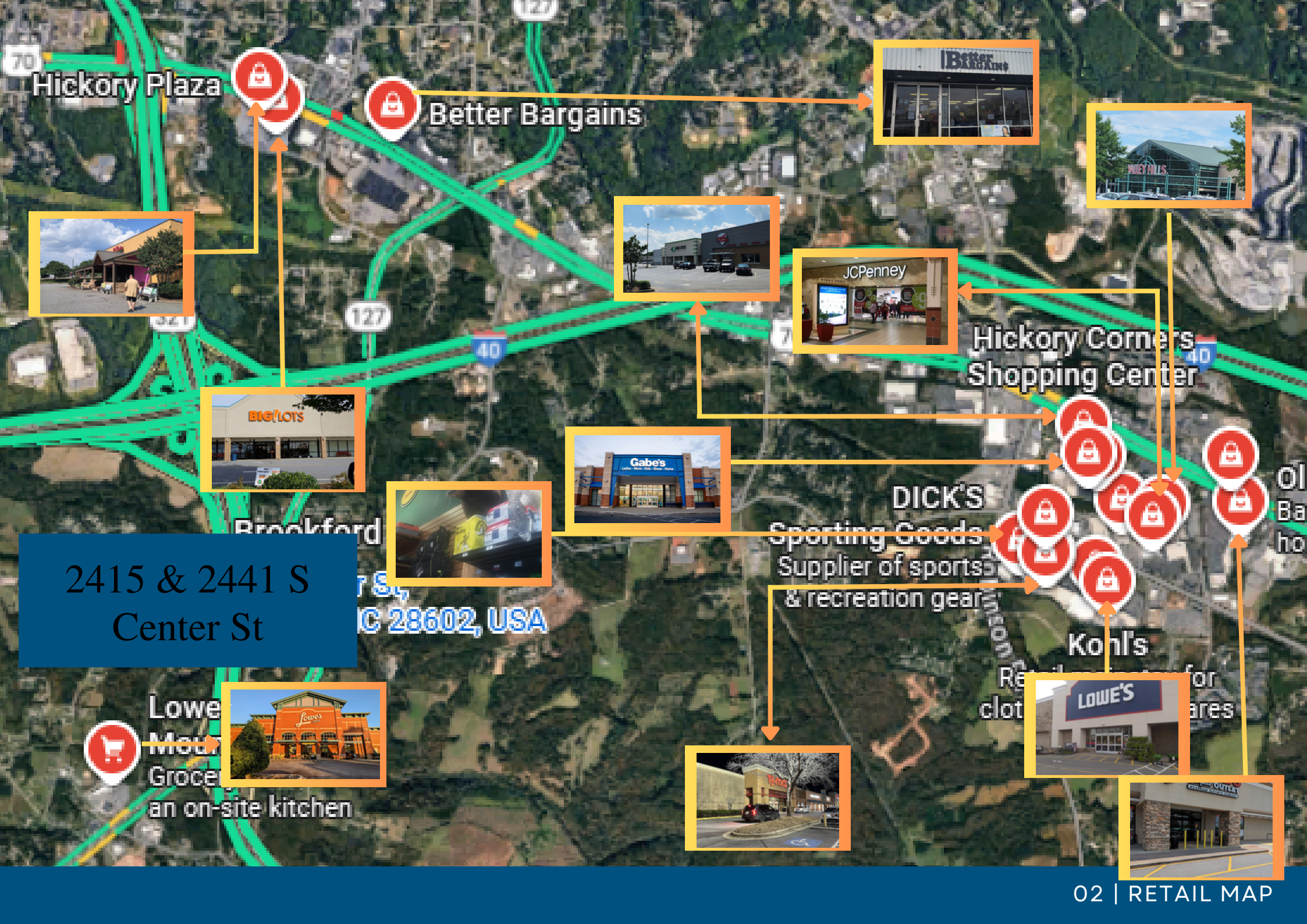
Gross Living Area - 4946 Sq Ft

Non- Living Area - 3353 Sq Ft





2415 & 2441 S Center St

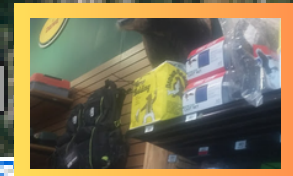


Hickory Plaza

Better Bargains

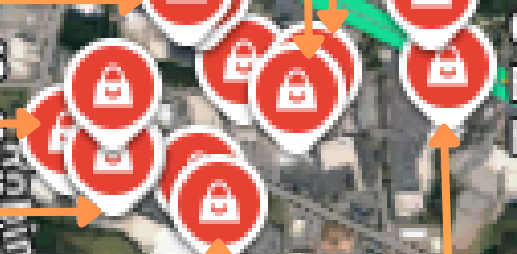


Hickory Corners Shopping Center



DICK'S Sporting Goods
Supplier of sports & recreation gear

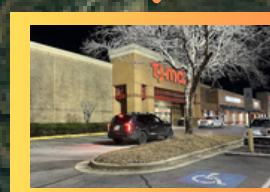
2415 & 2441 S
Center St
C 28602, USA



Kohl's



Lowe's
an on-site kitchen





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 showing a property with a river on the left, a large parking lot in the center, and several buildings on the right. The trees are in autumn colors. The text is overlaid on the top and bottom left of the image.

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