

FOR LEASE



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FRYE *Care*
GENERATIONS FAMILY

A Duke LifePoint Physician Practice

TWO (2) FLOORS AVAILABLE

2810 16TH ST NE

HICKORY, NC 28601

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

LEE-ASSOCIATES.COM/CHARLOTTE

Benjamin Bivens
bbivens@lee-associates.com
D 980.254.1579

Will Churm
wchurm@lee-associates.com
D 803.292.4792

Silas Fortuin
sfortuin@lee-associates.com
D 208.316.3718

FOR LEASE (2) FLOORS GENERAL OFFICE & MEDICAL OFFICE

2810 16TH ST NE | HICKORY, NC 28601 | ±13,280 SF

PROPERTY CHARACTERISTICS

Address:	2810 16th St NE, Hickory, NC 28601
County	Catawba County, North Carolina
PIN / Parcel ID's	371419615582
Property Type	General Office & Medical Office
Building RBA / Floors	± 21,000 SF / 3 Floors
Available Space	13,280 SF / 2 Floors
Floors	Floor 2 (6,640 SF) & Floor 3 (6,640 SF)
Year Built	2001
Zoning	NC, Neighborhood Commercial

TERMS

Availability	Immediate
Type	For Lease
Lease Rate	\$19.50/SF MG

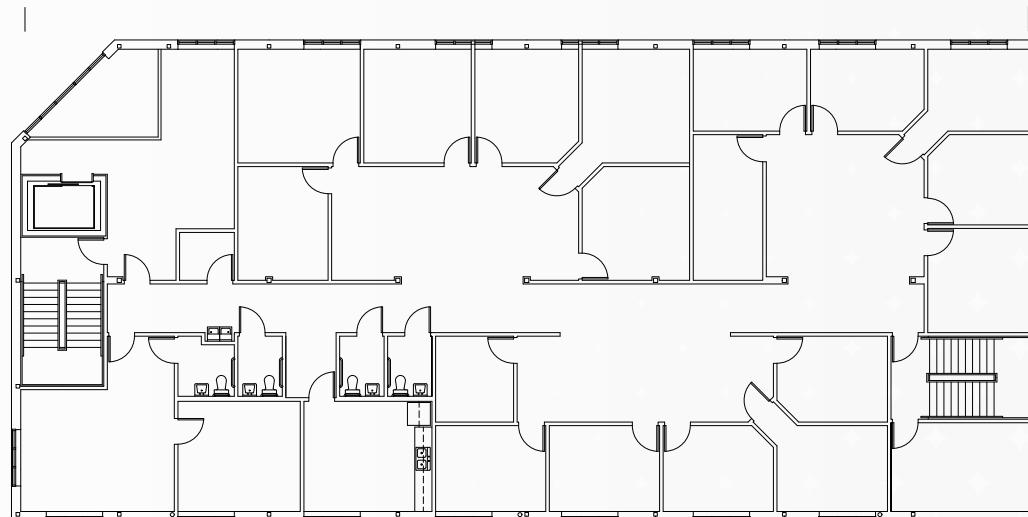
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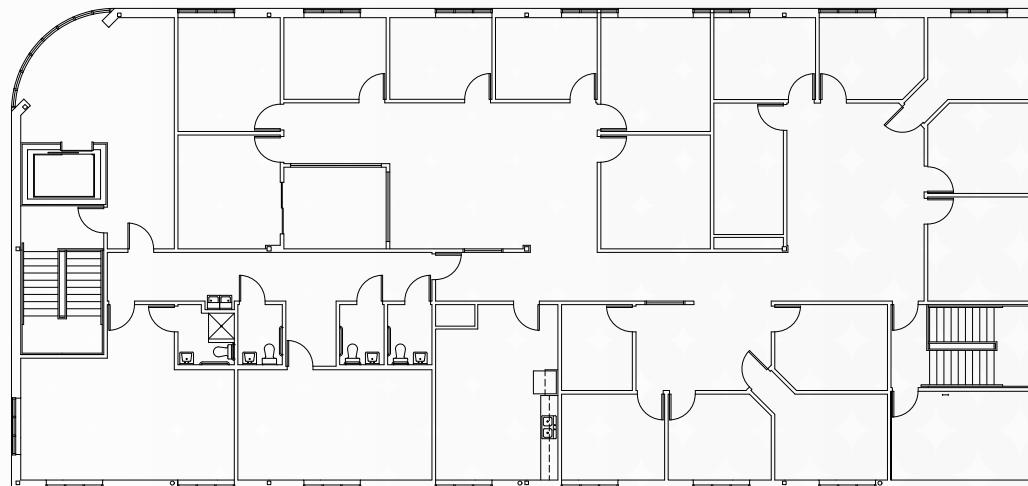
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FLOOR PLAN



SECOND FLOOR



THIRD FLOOR

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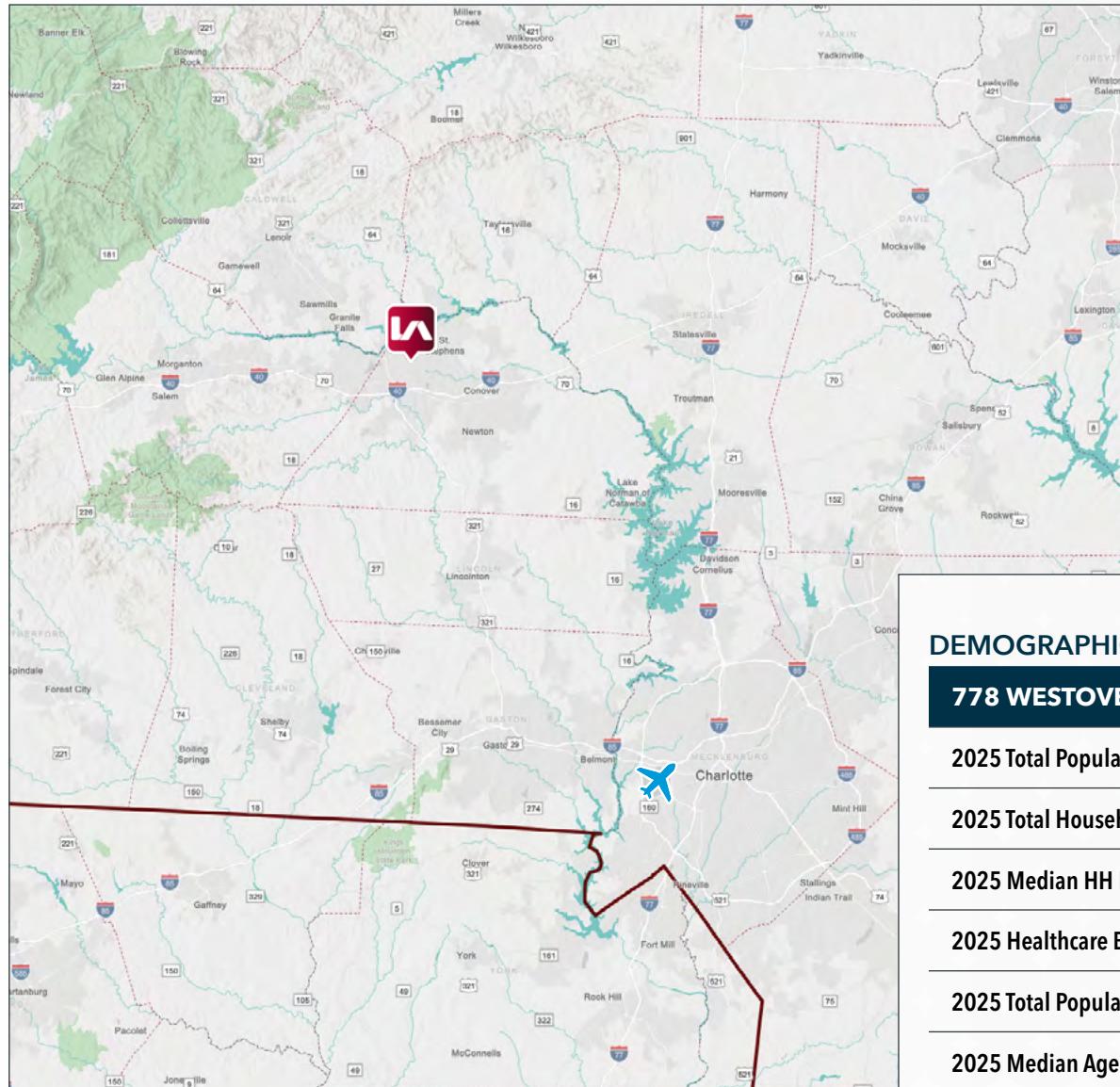
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REGIONAL ACCESSIBILITY



DRIVE TIMES

LOCATION	MILES	MINUTES
Charlotte, NC	52.6 mi	1hr 13 min
Winston-Salem, NC	71.7 mi	1hr 10 min
Asheville, NC	80.5 mi	1hr 18 min
Durham, NC	152 mi	2hr 21 min
US-321	4.9 mi	11 min
I-40	4.5 mi	10 min
I-77	36 mi	40 min
I-85	39 mi	45 min

DEMOGRAPHICS

778 WESTOVER DR	15 min	30 min	60 min
2025 Total Population	78,498	244,691	1,113,133
2025 Total Households	33,261	101,029	457,891
2025 Median HH Income	\$62,354	\$63,488	\$70,644
2025 Healthcare Businesses	452	785	3,729
2025 Total Population Age 55+	26,445	86,174	380,085
2025 Median Age	42	43.5	42.8

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EXTERIOR
PHOTOS



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INTERIOR
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CONTACTS

BENJAMIN BIVENS, CCIM

DIRECTOR, CHARLOTTE

(980) 254-1579

BBIVENS@LEE-ASSOCIATES.COM

WILL CHURM

ASSOCIATE, CHARLOTTE

(803) 292-4792

WCHURM@LEE-ASSOCIATES.COM

SILAS FORTUIN

ASSOCIATE, RALEIGH-DURHAM

(208) 316-3718

SFORTUIN@LEE-ASSOCIATES.COM

LEE & ASSOCIATES (CHARLOTTE)

GREG PIERATT, SIOR

PRESIDENT, BROKER-IN-CHARGE

(704) 313-6869

4600 PARK RD, SUITE 440

CHARLOTTE, NC 28209

LEE & ASSOCIATES (RALEIGH)

(919) 576-2500

100 WALNUT ST

CARY, NC 27511

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