

# FREEMAN | COMMERCIAL REAL ESTATE



VACANT LAND, EXCELLENT  
DEVELOPMENT POTENTIAL

1402 21<sup>st</sup> STREET | HICKORY, NC 28602

LEE CHEWNING

O: 336-768-4410

lee@freemancommercial.com



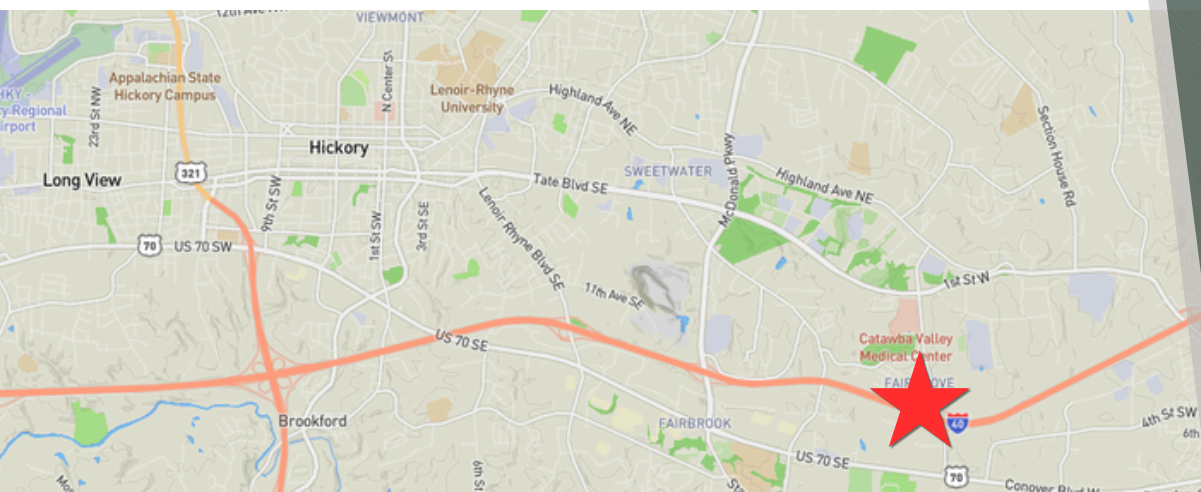
FOR SALE

# 1402 21<sup>st</sup> STREET

|                  |                              |
|------------------|------------------------------|
| ADDRESS          | 1402 21 <sup>st</sup> Street |
| CITY, STATE, ZIP | Hickory, NC 28602            |
| COUNTY           | Catawba County               |
| LAND AREA        | 7.79 +/- AC                  |
| ZONING           | C-3                          |
| SALE PRICE       | \$59,000/per acre            |

## HIGHLIGHTS

- 7.79 +/- Acres for sale
- Prime location with I-40 visibility
- Commercially zoned (C-3) with residential development in close proximity
- Nearby shopping centers & businesses include Walmart, Lowes, Sam's Club, Catawba Valley Community College



# 66k+

5-mile Trade Area  
66,871 Employees

# 400+

400+/- Ft Road Frontage

# 62k

VPD, Interstate 40

## DEMOGRAPHICS

|                  | 5 mi.    | 10 mi.   | 15 mi.    |
|------------------|----------|----------|-----------|
| Population       | 16,855   | 73,675   | 115,360   |
| Avg HH Income    | \$78,983 | \$91,002 | \$118,813 |
| Total Households | 6,824    | 31,262   | 48,418    |

## TRAFFIC COUNTS

Conover Blvd. West - 18,328 VPD  
Conover Blvd. West - 24,478 VPD  
Interstate 40 - 62,833 VPD

**LEE CHEWNING**

O: 336.768.4410

M: 336-655-8063

lee@freemancommercial.com