Westover Business Park For Lease

950 Tate Blvd
Hickory, NC 28602

CITYPLAT
COMMERCIAL REAL ESTATE

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KEY **HIGHLIGHTS**

- Phase 3 power available
- Nearby to I-40, US-70, US-321
- Existing space is fully built out
- Front Footage on Tate Blvd SE and Third Ave SE

PROPERTY **HIGHLIGHTS**

Lease Rate	$12/SF NNN
Zoning	IND
Total SF	105,050 SF
Available SF Per Suit	1,968
Category Use	Flex
Vehicles Per Day	15,500
TICAM	$1.74 SF
Key Amenities	Loading Dock and/or Drive In Doors available within each space Varying warehouse sizes Abundant parking available

950
Westover

950
828-750-MAIL
PROSPECTVISION.COM
PROSPECT
VISION
102
101

Westover
BUSINESS CENTER

Westover

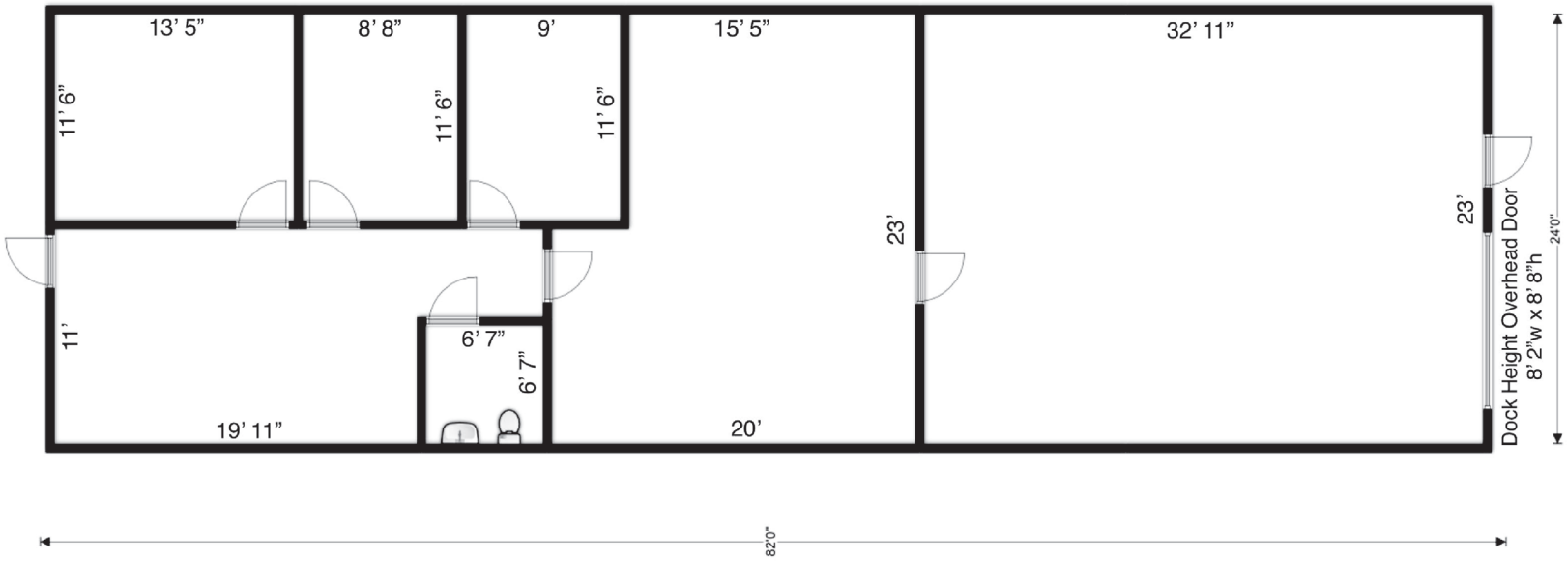
950 TATE BLVD **SITE PLAN**

BUILDING **AVAILABILITY**

Suite 101	Fully Leased
Suite 102	Fully Leased
Suite 103	Fully Leased
Suite 104	Fully Leased
Suite 105	Available
Suite 106	Fully Leased
Suite 107	Fully Leased
Suite 108	Fully Leased
Suite 109	Fully Leased

950 TATE BLVD **FLOOR PLAN**

Building 950
Suite 105
1,968 SF



Westover Business Center

Three offices within available suite

PARCEL **MAP**

1.64A
1.83A
11.17A
F AVE SE
5.27A
9TH ST LN SE
2.09A
8TH ST PL SE
1.04A
2.11A
1.62A
1.01A
2ND AVE DR SE
2.14A
1.80A
2.98A
LENOIR RHYNE BLVD SE
10.08A
1.29A
3RD AVE SE
1.12A
1.55A
13.07A
1.42A
4.56A
2ND AVE PL SE
1.50A
10.04A
1.01A
9TH ST SE
3RD AVE PL SE
5.12A
1.14A
1.12A
1.66A
1.02A
4.27A
3.40A

AREA **MAP**

70 miles to
Downtown Winston-Salem
98 miles to
Downtown Greensboro
59.9 miles to
Downtown Charlotte
Mountain City
Sparta
Mt Airy
Eden
West Jefferson
Roaring Gap
Dobson
Mayodan
Madison
Yanceyville
Roxboro
Elizabethton
Butler
Johnson City
Reidsville
Timberlake
Elkin
Beech Mountain
Boone
Millers Creek
Banner Elk
Wilkesboro
Erwin
Blowing Rock
Hamptonville
Yadkinville
Lewisville
Winston-Salem
Kernersville
Newland
Moravian Falls
Clemmons
Durham
Harmony
High Point
Advance
Burnsville
Spruce Pine
Lenoir
Taylorsville
Chapel Hill
Mocksville
Thomasville
Pisgah National Forest
Little Switzerland
Lexington
Randleman
Morrisville
Granite Falls
Statesville
Morganton
Valdese
Cleveland
Ramseur
Siler City
Pittsboro
Apex
Nebo
Conover
Asheboro
Marion
Newton
Salisbury
Black Mountain
Denton
Bear Creek
Mooresville
China Grove
Rockwell
Seagrove
Denver
Cornelius
Kannapolis
Sanford
Lincolnton
Lake Lure
New London
Huntersville
Concord
Rutherfordton
Albemarle
Troy
Biscoe
Carthage
Cameron
Forest City
Shelby
Candor
Kings Mountain
Gastonia
Mt Gilead
Pinehurst
Landrum
Spring Lake
Fort Bragg
Aberdeen
Blacksburg
Matthews
Gaffney
Pineville
Ellerbe
Fayetteville
Boiling Springs
Cowpens
York
Fort Mill
Monroe
Wingate
Wadesboro
Raeford
Hope Mills
Greer
Spartanburg
Rockingham
Rock Hill
Hamlet
Greenville
Jonesville
Laurel Hill
St Pauls
Mauldin
Laurinburg
Simpsonville
Woodruff
Pageland
Mt Croghan
Chesterfield
Maxton
Union
Chester
Richburg
Lancaster
Cheraw
Fountain Inn
Pembroke

AERIAL **LOOKING EAST**

Lenoir-Rhyne University
Frye Regional Medical Center
Tate Blvd
DOLLAR GENERAL
Auto Zone
Roses
BIG LOTS!
Walmart
O'Reilly
321
70
INTERSTATE 40
TEXAS ROADHOUSE
golden corral
Advance Auto Parts
Hardee's
KICKBACK JACK'S
Cracker Barrel
NAPA
HOOTERS
OUTBACK
WAFFLE HOUSE
THE HOME DEPOT
ALDI
JCPenney
ROSS
Michaels
Sam's CLUB
Walmart
LOWE'S
HomeGoods
HARBOR FREIGHT TOOLS
OLLIE'S OUTLET
DICK'S SPORTING GOODS
Burlington
TARGET
Catawba Valley Community College

HICKORY **NC**

Hickory was incorporated in 1870 following Henry Robinson's creation of "Hickory Tavern". The city continued to grow steadily becoming known for furniture manufacturing up until World War II. Following the 2008 financial crisis the city committed to economic redevelopment with a large bond program centered around revitalizing downtown Hickory and creating a new business park focused on critical and essential tenancies.

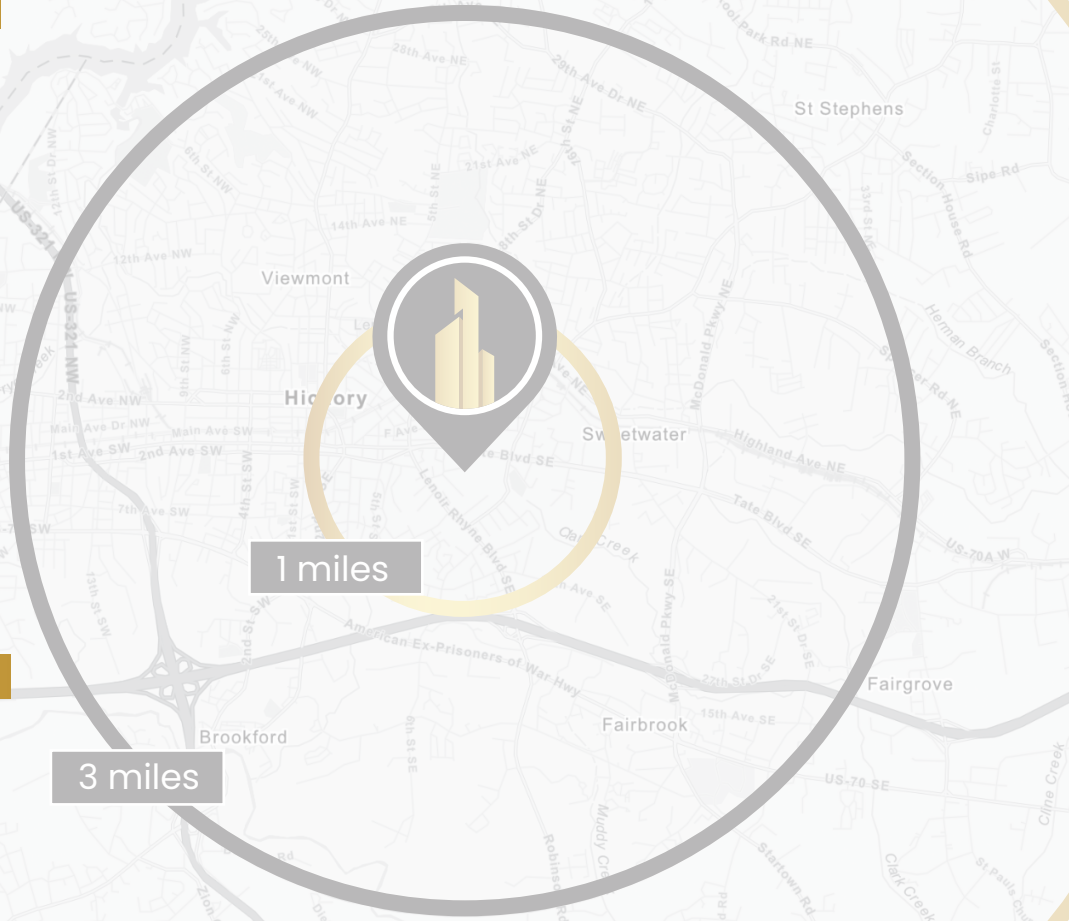
The city of Hickory, NC is in the process of implementing a $90 million economic revitalization plan to attract new industries, specifically those now identified as critical and essential. The industries identified by the Catawba County Economic Development Corporation include pharmaceuticals, medical supplies, and personal protection equipment, medical devices and testing equipment and products, medical and R&D labs, battery manufacturing, logistics and transportation parts and equipment, information and data storage, food production, and advanced textiles. is a city located primarily in Catawba County, with formal baounaries extending into Burke and Caldwell counties.

Hickory is the principal city in the Hickory-Lenoir-Morganton MSA, in which the population at the 2020 census was 365,276 and is located just northwest of the Charlotte-Concord Combined Statistical Area.

DEMOGRAPHIC **OVERVIEW**

2022 Summary	1 Mile	3 Miles	5 Miles
Population	3,846	37,699	71,983
Households	1,419	16,105	29,859
Families	773	8,921	18,400
Average Household Size	2.38	2.23	2.34
Owner Occupied Housing Units	711	8,594	19,015
Renter Occupied Housing Units	708	7,511	10,844
Median Age	39.1	39.2	41.0
Median Household Income	$30,493	$45,010	$52,217
Average Household Income	$45,214	$68,265	$78,407

2027 Summary	1 Mile	3 Miles	5 Miles
Population	3,833	38,656	73,126
Households	1,418	16,602	30,487
Families	771	9,142	18,694
Average Household Size	2.37	2.22	2.33
Owner Occupied Housing Units	728	9,024	19,671
Renter Occupied Housing Units	691	7,578	10,816
Median Age	40.3	39.4	41.5
Median Household Income	$36,908	$54,543	$60,841
Average Household Income	$55,155	$79,529	$92,252



DEMOGRAPHIC **OVERVIEW**

KEY FACTS

3,846
Population

39.1
Median Age

2.4
Average Household Size

$30,493
Median Household Income

EDUCATION

16%
No High School Diploma

41%
High School Graduate

26%
Some College

17%
Bachelor's/Grad/Prof Degree

BUSINESS

601
Total Businesses

9,295
Total Employees

EMPLOYMENT

42%
White Collar

42%
Blue Collar

16%
Services

6.9%
Unemployment Rate

INCOME

$30,493
Median Household Income

$19,656
Per Capita Income

$14,125
Median Net Worth

Households By Income

The largest group: <$15,000 (28.4%)
The smallest group: $150,000 - $199,999 (1.3%)

Indicator ▲	Value	Diff
<$15,000	28.4%	+16.7%
$15,000 - $24,999	15.2%	+7.1%
$25,000 - $34,999	10.4%	+1.3%
$35,000 - $49,999	18.7%	+3.9%
$50,000 - $74,999	14.0%	-5.4%
$75,000 - $99,999	7.1%	-5.7%
$100,000 - $149,999	3.2%	-11.0%
$150,000 - $199,999	1.3%	-2.7%
$200,000+	1.6%	-4.2%

Bars show deviation from Catawba County

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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