

Westover Business Park Suites For Lease

920-935 TATE BLVD | HICKORY, NC 28602



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Property *Dashboard*

3 suites available

1,704 SF
920 Suite 112

1,344 SF
925 Suite 102

1,992 SF
920 Suite 107

\$12 | SF

Lease Rate

NNN

Lease Type

Flex

Use

IND

Zoning

KEY AMENITIES

- Loading dock and/or drive-in doors available within each space.
- Abundant parking for tenants and visitors.
- Phase 3 power available for high-power electrical needs.
- Convenient location near I-40, US-70, and US-321 for easy transportation access.
- Existing space is fully built out and ready for occupancy.
- Prominent frontage on Tate Blvd SE and Third Ave SE with a VPD of 10,500.

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<u>2022 POPULATION</u>	3,846	37,699	71,983
<u>2022 AVERAGE HOUSE HOLD INCOME</u>	\$45,214	\$68,265	\$78,407

935

ISP
INTEGRATED SERVICE PROVIDER



101

102



EW
ELECTRONIC WORKS





101

102

920



102 Project Vision

104 The Wheelchair Place

105 Professional Computer Systems

106 People Window Tinting

107 Sky HVAC

108 Doug's Fleet + Auto Glass

109 Hickory Megaparts

110 AeroFlow Healthcare

111 AM Distributing

112

For more information, call 208-323-9100





Tate Blvd. SE

Lenoir-Rhyne University

Frye Regional Medical Center



Tate Blvd

DOLLAR GENERAL

Auto Zone

ROSES

BIG LOTS!

Walmart

O'Reilly

70



321

40

TEXAS golden corral

Advance Auto Parts

Hardee's

KICKBACK JACK'S

Rockin' Barrel

NAPA

Hooters

OUTBACK

Waffle House

Hungry Howie's

ALDI

JCPenney

ROSS

Michaels

Sams Club

Walmart

LOWE'S

HomeGoods

DICK'S SPORTING GOODS

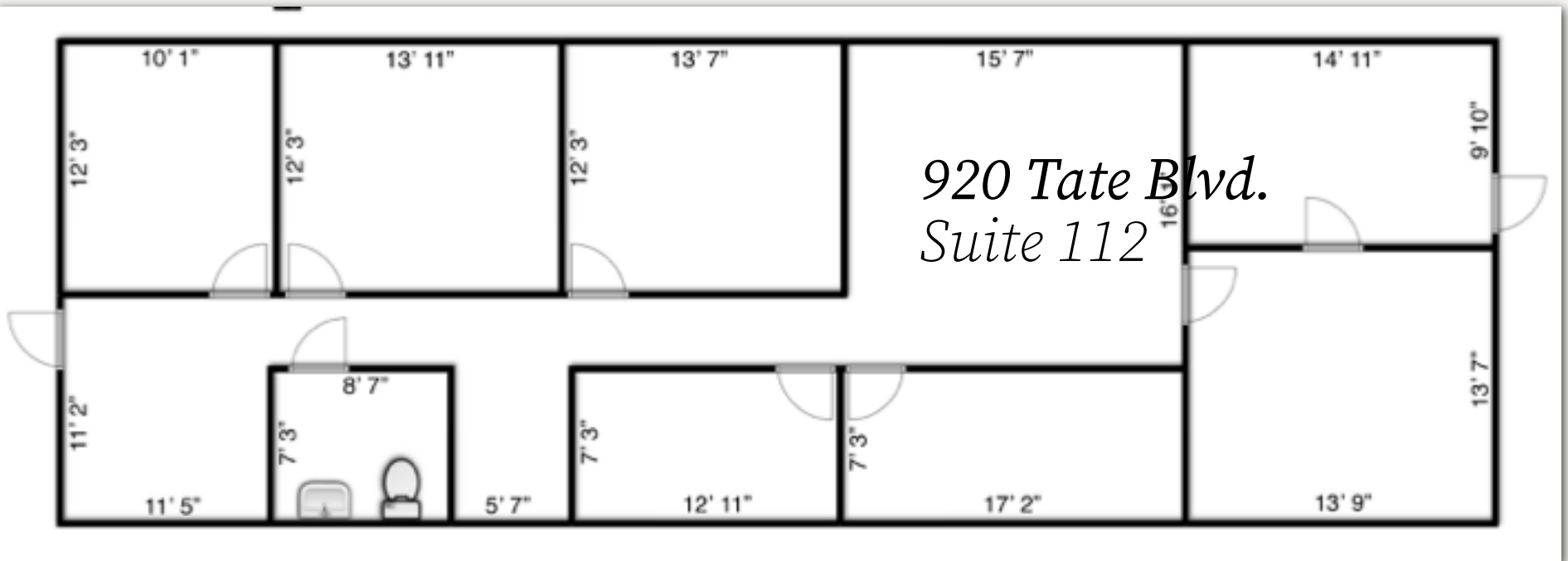
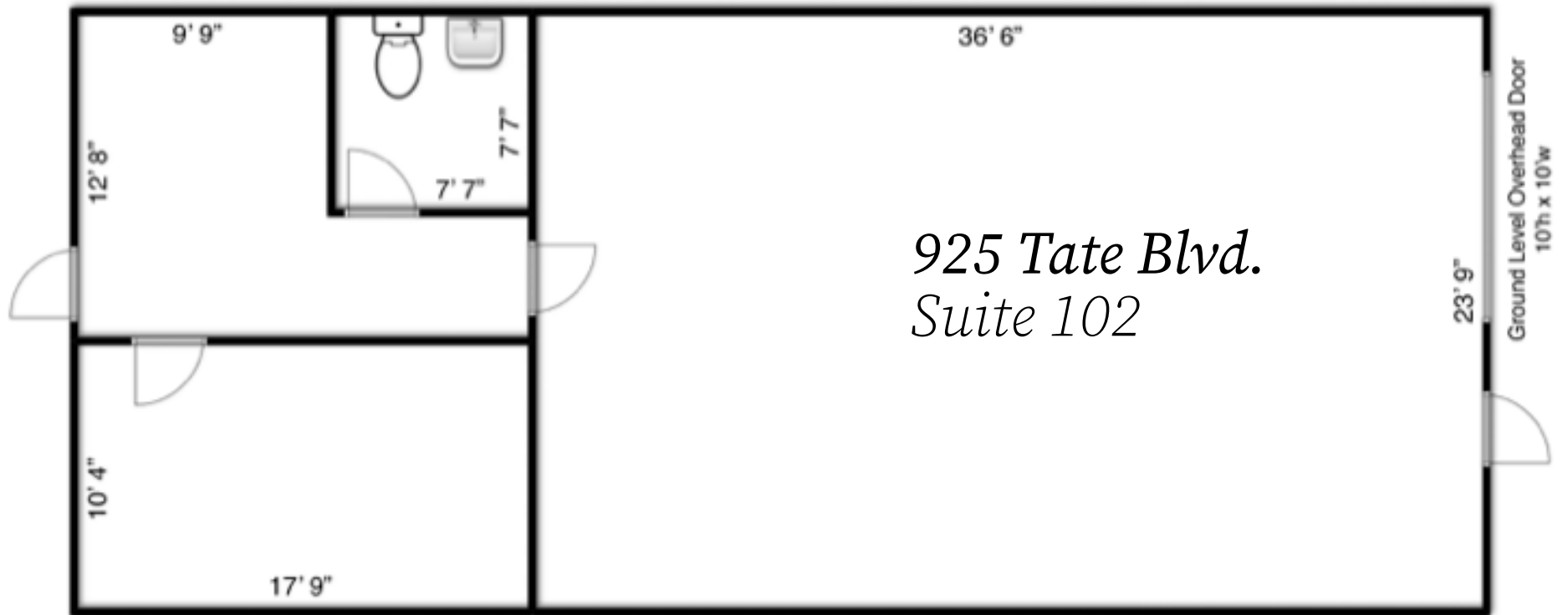
HARBOR FREIGHT TOOLS

CLUBS

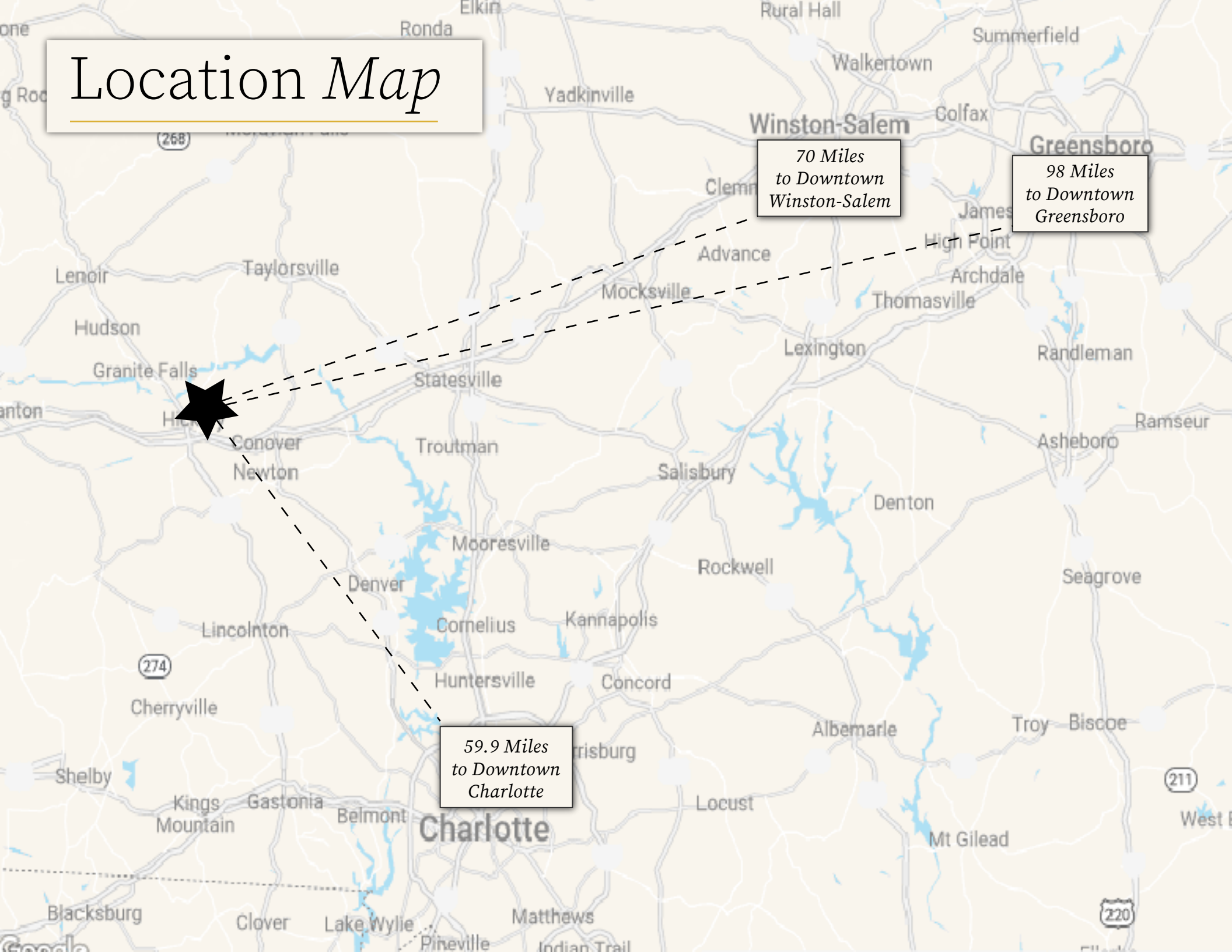
Curlington



Catawba Valley Community College



Location Map



70 Miles
to Downtown
Winston-Salem

98 Miles
to Downtown
Greensboro

59.9 Miles
to Downtown
Charlotte

Parcel Map



Site Plan



930 Tate Blvd. STE 106

Market Overview - *Hickory, NC*



Hickory, North Carolina, is a city located in Catawba County. It is known for its manufacturing history and is often referred to as the "Furniture Capital of the World."

In terms of the local economy, Hickory has a diverse range of industries, including furniture manufacturing, textiles, automotive, and healthcare. The city has a strong manufacturing sector, with several major furniture companies headquartered in the area.

The real estate market in Hickory has also been experiencing growth, with a mix of residential, commercial, and industrial properties available. The city has a variety of housing options, ranging from affordable single-family homes to upscale neighborhoods.

In terms of education, Hickory is home to several schools, including public, private, and charter options. The city also has a strong healthcare system, with multiple hospitals and medical facilities serving the community.

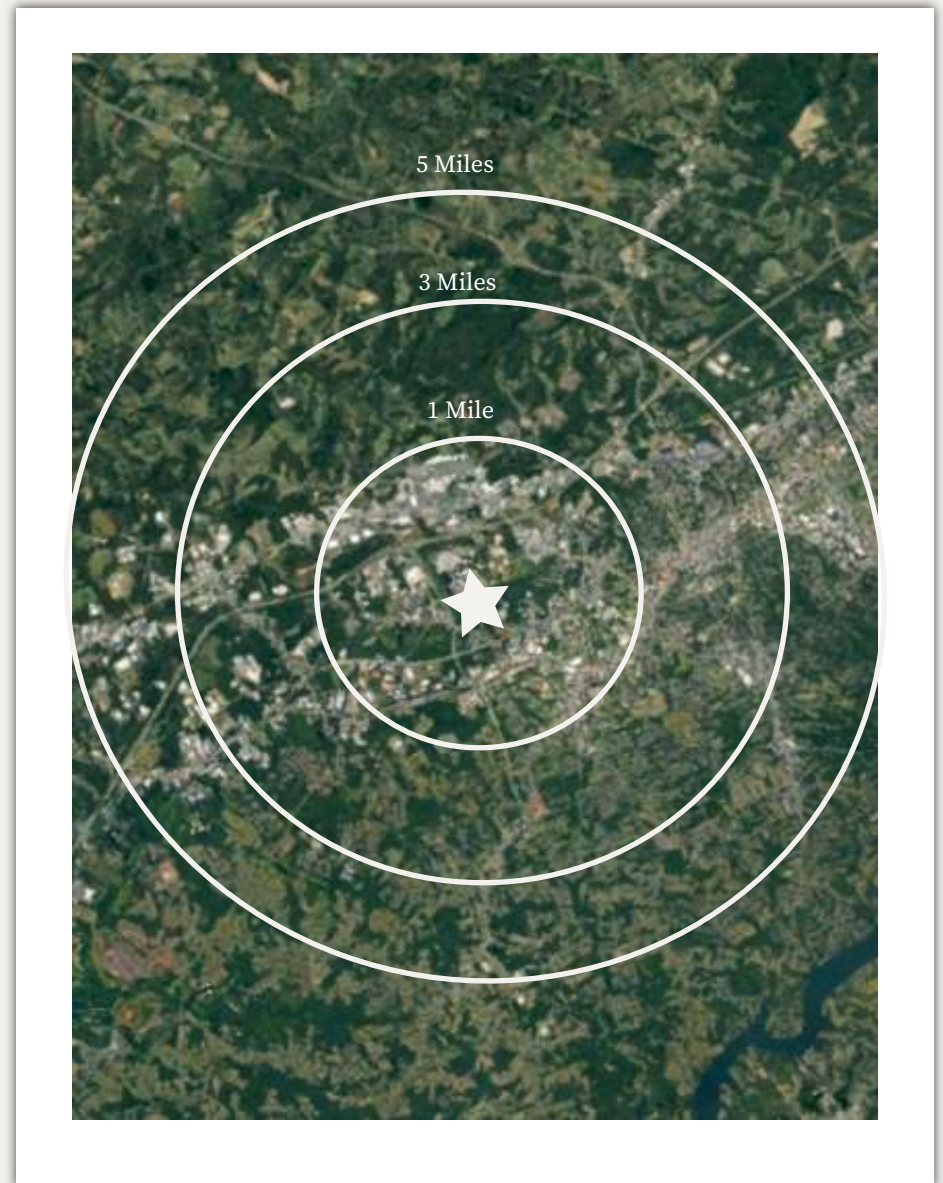
Hickory offers a range of recreational activities for residents and visitors alike. The city has numerous parks, trails, and outdoor spaces for hiking, biking, and enjoying nature. There are also several cultural and entertainment venues, including museums, theaters, and music events.

Overall, Hickory, NC, presents a vibrant and growing market with a strong manufacturing base, affordable cost of living, and a variety of amenities and recreational opportunities.

Surrounding *Demographics*

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



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