



3351 Hickory Blvd. – Hudson, NC 28638

2.62 Acres



Availability

For Sale: Yes

For Lease: Main Building: \$15,000/mo
Warehouse: \$3,500/mo

Zoning: Highway Business

Price: \$1,750,000

Utilities

Capacity: 3 Phase Power

Electricity Provider: Duke Energy

Natural Gas Provider: Piedmont Natural Gas

Water Provider: Town of Sawmills

Sewer Provider: Town of Sawmills

Rail Access: No

NC Pin #: 2776077811

Transportation:

Commercial Airport: Charlotte-Douglas International

Regional Airport: Foothills Regional Airport

Nearest Interstate: (I-40)

Distance: 59.4 Miles (One Way)

Distance: 14.9 Miles (One Way)

Distance: 11.5 Miles (One Way)

Description:

Seize this prime opportunity to own a high-visibility commercial property in Hudson, NC, at a signalized Highway 321 intersection. The site includes 10,000+ SF of frontage space with 10-ft ceilings, 11,000+ SF of lower-level space with ground access and 11-ft 6-in ceilings, plus a 9,000 SF warehouse with a dock-height door. Recent upgrades include a partial new roof and three HVAC units. Zoned Highway Business, is ideal for diverse commercial uses. With planned Highway 321 improvements, the location offers exceptional visibility and access in a growing area—contact DOT for access impact details.

Contact Information:

Jenny Eckard

jenny@commercialfirst.net

Phone: (828) 320-8989

COMMERCIAL PROPERTY FOR SALE/LEASE

3351 HICKORY BLVD. HUDSON, NC 28638



AERIAL



DETAILS

SPECIFICATIONS

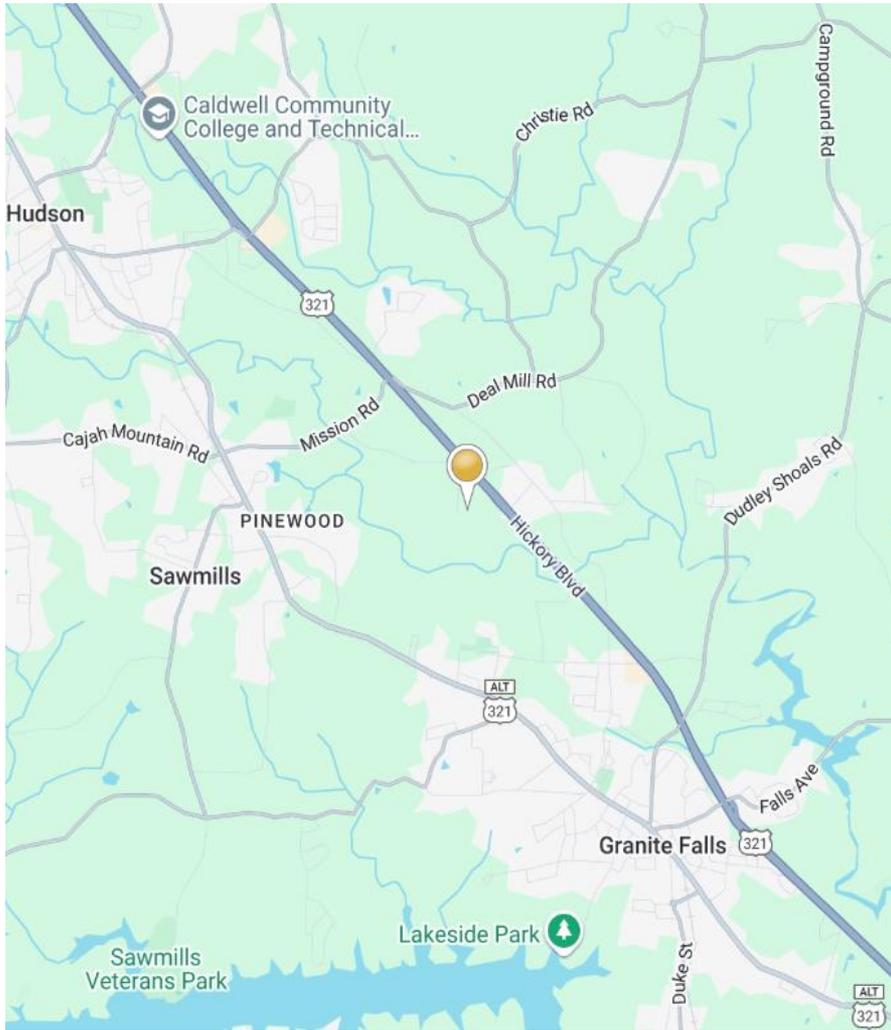
Sales Price:	\$1,750,000
Lease Price:	\$15,000/mo. (main building) \$3,500/mo. (warehouse)
Acres:	2.62 +/-
Zoning:	H-B (Highway Business)

Seize this exceptional opportunity to own a high-visibility commercial property in Hudson, North Carolina, located at a signalized intersection on Highway 321. This expansive property features over 10,000 SF of space facing Highway 321, plus an additional 11,000+ SF on the lower level with ground access. Recent improvements include a new roof on part of the building and three new HVAC units. Additionally, a 9,000 SF warehouse with a dock-height door provides excellent logistics and storage capabilities. Zoned Highway Business, it is perfect for a variety of commercial uses.

With future Highway 321 road improvements planned, this property offers outstanding visibility and accessibility in a rapidly growing area. Contact DOT for details on how the access will be affected.

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	7,281	36,777	72,484
Total Household	2,878	15,948	30,186
Median Household Income	\$47,164	\$57,096	\$65,226
Total Employees	11,305	39,206	52,803



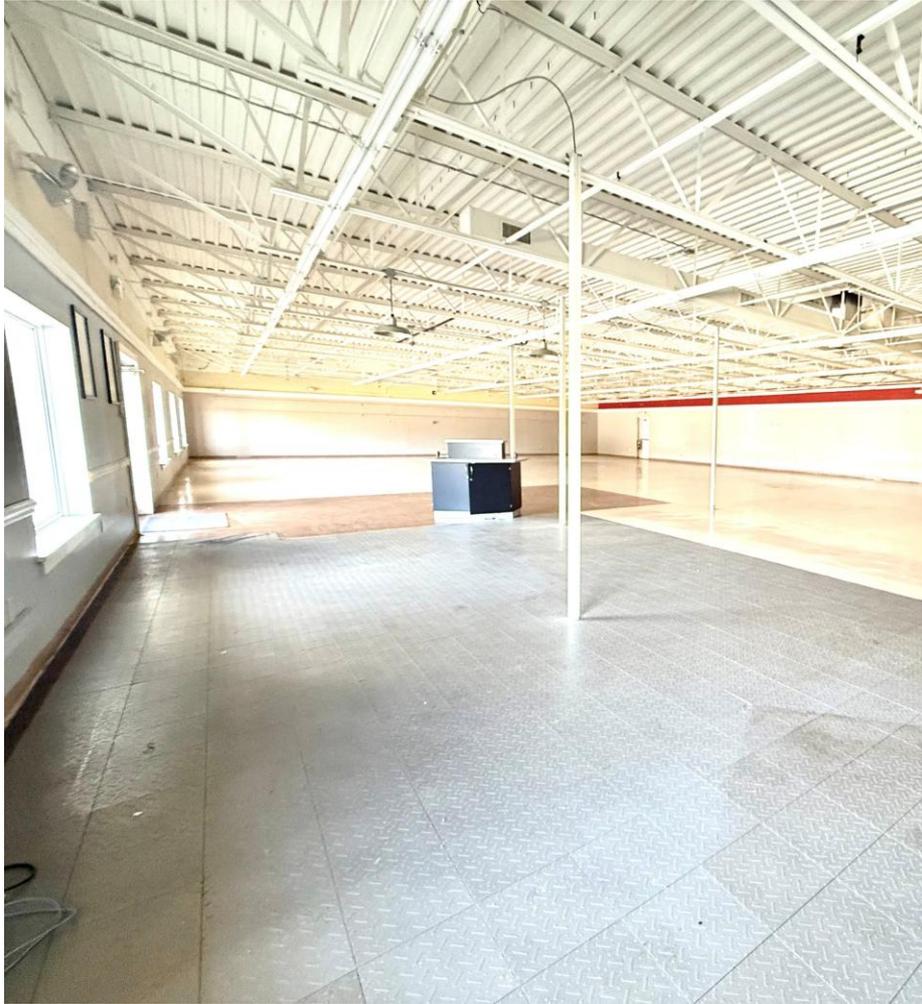
WAREHOUSE



WAREHOUSE INTERIOR



MAIN BUILDING INTERIOR





**FOR MORE
INFORMATION:**

Jenny Eckard
828.320.8989
jenny@commercialfirst.net

3031 N Center St.
Hickory, NC 28601

www.commercialfirst.net