

FOR LEASE



YOUR LOGO HERE

FRYE Care
GENERATIONS FAMILY

A Duke LifePoint Physician Practice

THIRD FLOOR 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 (3RD FLOOR) GENERAL OFFICE & MEDICAL OFFICE

2810 16TH ST NE | HICKORY, NC 28601 | 6,640 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	6,640 SF
Floors	Floor 3
Year Built	2001
Zoning	NC, <i>Neighborhood Commercial</i>

TERMS

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

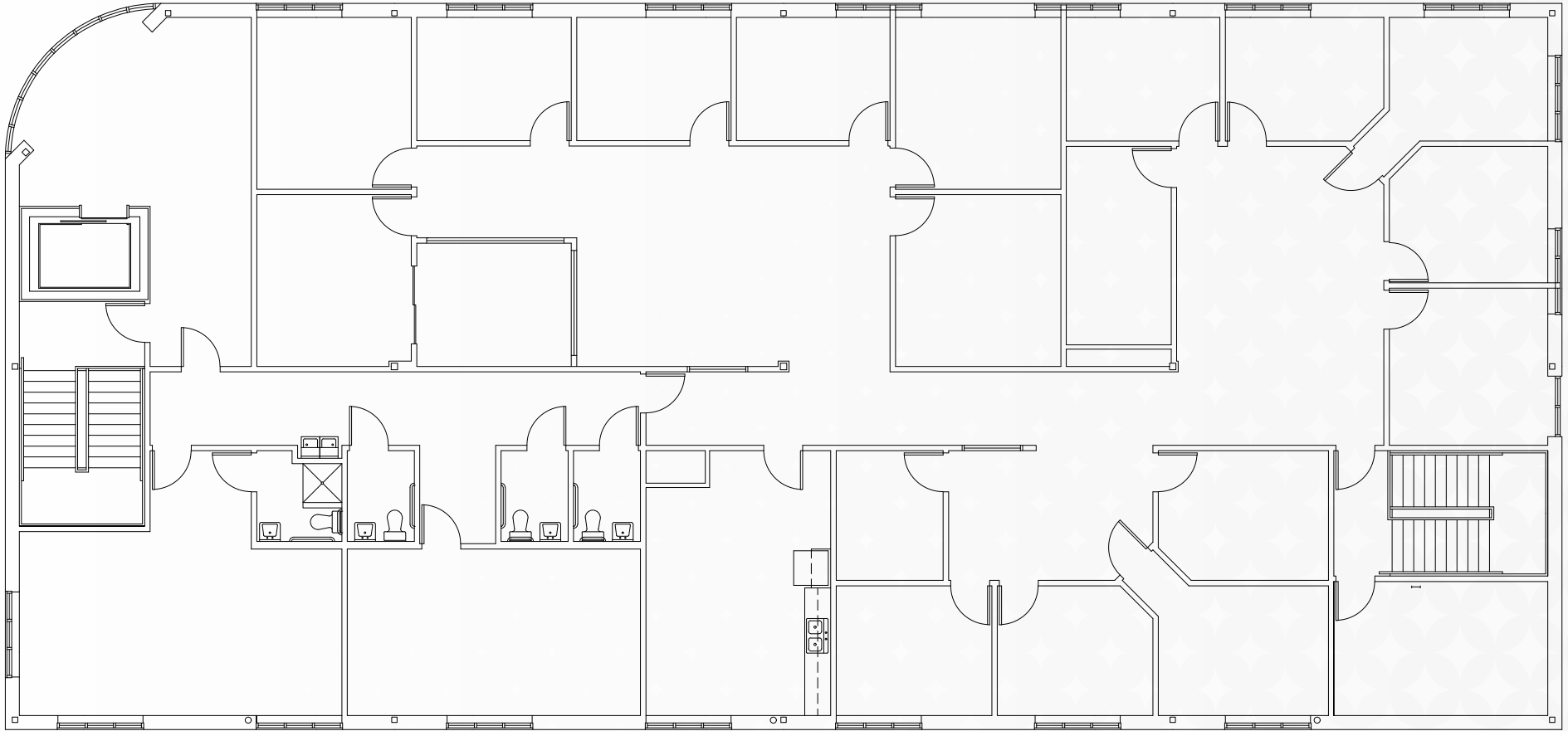


All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR LEASE (3RD FLOOR) GENERAL OFFICE & MEDICAL OFFICE

2810 16TH ST NE | HICKORY, NC 28601 | 6,640 SF

FLOOR PLAN



THIRD FLOOR

FOR LEASE (3RD FLOOR) GENERAL OFFICE & MEDICAL OFFICE

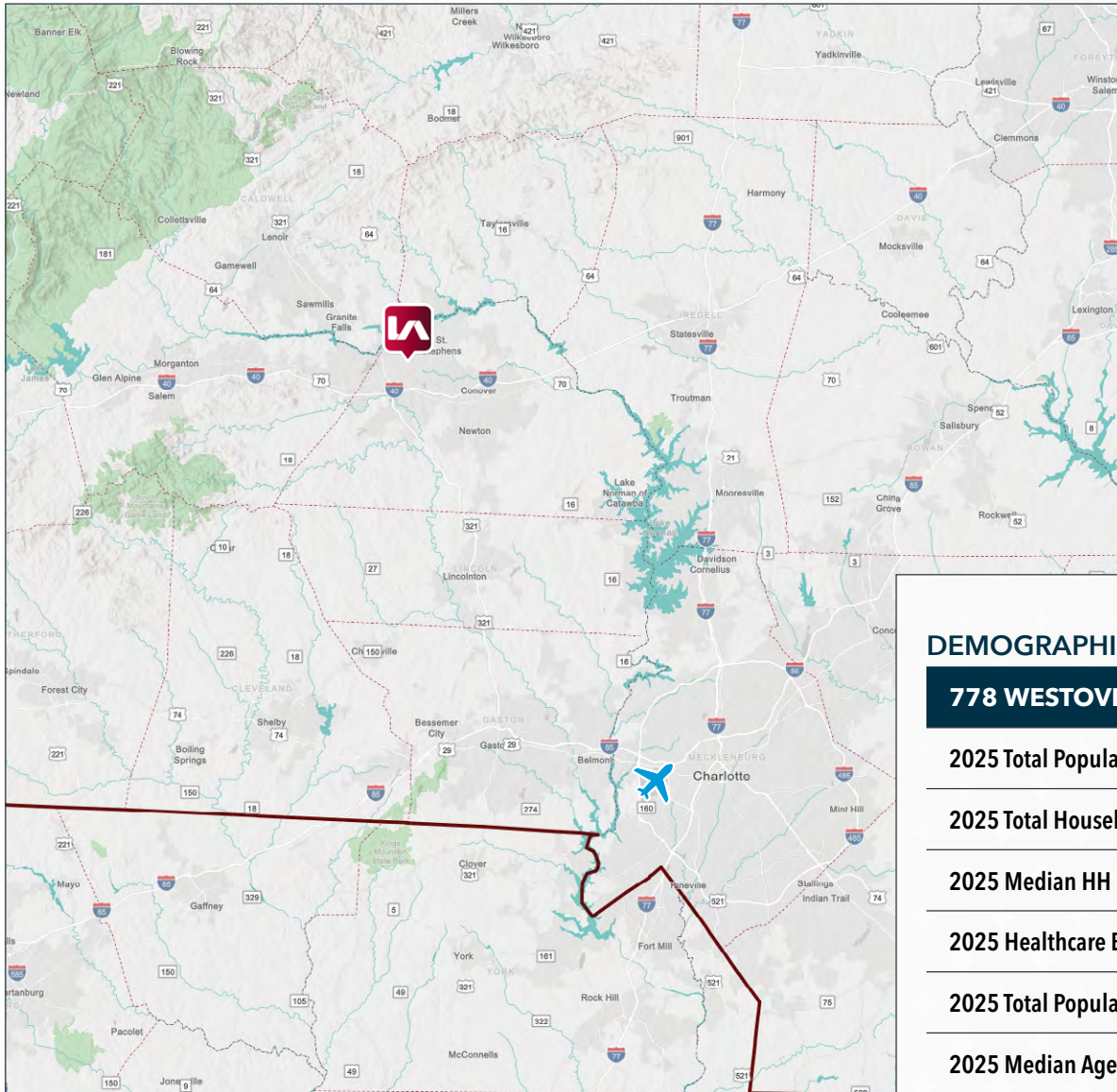
2810 16TH ST NE | HICKORY, NC 28601 | 6,640 SF



FOR LEASE (3RD FLOOR) GENERAL OFFICE & MEDICAL OFFICE

2810 16TH ST NE | HICKORY, NC 28601 | 6,640 SF

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

FOR LEASE (3RD FLOOR) GENERAL OFFICE & MEDICAL OFFICE
2810 16TH ST NE | HICKORY, NC 28601 | 6,640 SF

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CHARLOTTE

**EXTERIOR
PHOTOS**



FOR LEASE (3RD FLOOR) GENERAL OFFICE & MEDICAL OFFICE
2810 16TH ST NE | HICKORY, NC 28601 | 6,640 SF



FOR LEASE (3RD FLOOR) GENERAL OFFICE & MEDICAL OFFICE
2810 16TH ST NE | HICKORY, NC 28601 | 6,640 SF

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CHARLOTTE



**INTERIOR
PHOTOS**

FOR LEASE (3RD FLOOR) GENERAL OFFICE & MEDICAL OFFICE
2810 16TH ST NE | HICKORY, NC 28601 | 6,640 SF

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CHARLOTTE



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)

(704) 313-6869
4600 PARK RD, SUITE 440
CHARLOTTE, NC 28209

LEE & ASSOCIATES (RALEIGH)

(919) 576-2500
100 WALNUT ST
CARY, NC 27511

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information. The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc. and Lee Proprietary Data. © Copyright 2025 Lee & Associates all rights reserved.