



# AFFORDABLE DENTURES

**FOR LEASE**

## Gateway Retail Space

Crossroads Center  
3314 Gateway Street  
Springfield OR 97477

### APPROXIMATELY 3,640 SQUARE FEET (CAN DIVIDE)

- Currently configured as a denture clinic with abundant plumbing, 3 rest rooms, lab, reception area and storage space
- Landlord will reconfigure for a general retail use
- Located in center anchored by Best Buy, Michaels & Duluth Trading Co., and featuring recently opened Chick-fil-A & Happy's Car Wash
- \$26.00/SF/YR, NNN. NNN's are approximately 45¢/sf/month

**Evans  
Elder  
Brown &  
Seubert**

COMMERCIAL REAL ESTATE

### CONTACT

**Alan Evans**  
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**Stephanie Seubert**  
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**541.345.4860**

Licensed in the State of Oregon.

# Crossroads Center | Site Plan

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101 East Broadway  
Suite #101  
Eugene, OR 97401

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## TRAFFIC COUNTS

- Gateway Street: 19,740 vehicles per day
- Beltine Highway: 33,069 vehicles per day
- I-5: 79,105 vehicles per day

## POPULATION

- 3 mile radius: 88,737
- 5 mile radius: 181,353
- 10 mile radius: 288,017

## AVERAGE INCOME

- 1 mile radius: \$99,400
- 3 mile radius: \$92,694
- 5 mile radius: \$91,847

# Floor Plan

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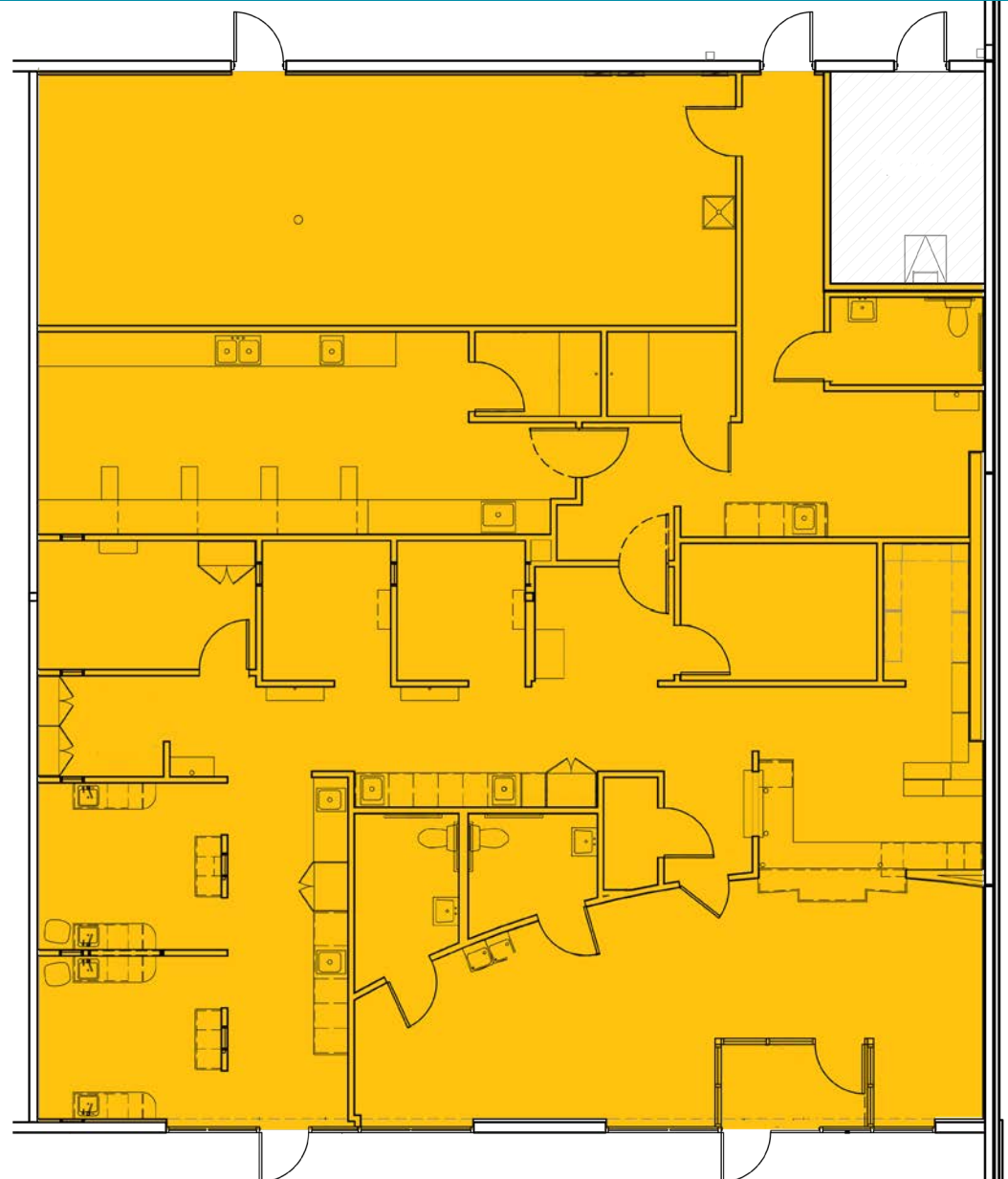
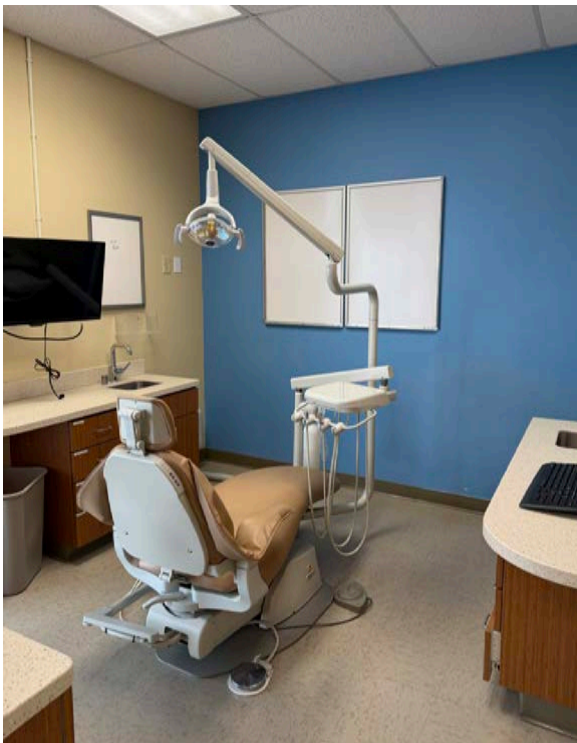
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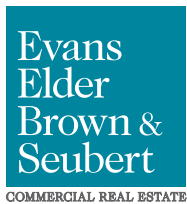
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