



NEXT DOOR
REAL ESTATE GROUP

Lease Space

1544 9th St SE, Albany OR



- **1 Story Property - 924 Square feet**
- Updated LED Lighting Inside & Outside
- Owner Open to Negotiating Improvements
- Outside Security Cameras
- **18,472 Vehicle Visibility Everyday**
- Building Signage & Marquee Sign
- \$1.25 a Square Foot Before Improvements
- Modified Gross

Position your business for success in this highly visible retail space located on one of the city's busiest streets, boasting an impressive daily traffic count of approximately 18,472 vehicles for only \$1.25 a square foot. The front of the space features a full wall of floor-to-ceiling windows, providing abundant natural light and excellent visibility from the adjacent parking lot ideal for showcasing your products or creating an inviting storefront. Signage opportunities include a prominent spot on the 9th Street Marquee sign as well as dedicated space above the suite's entrance, maximizing your brand exposure to passing traffic. The interior is a blank canvas with flexible layout potential. Landlord is open to negotiating. Improvements such as updated flooring, adjusted wall configurations, and fresh paint for tenants committing to a multi-year lease—allowing you to create a space that truly reflects your brand visibility and landlord flexibility.

Angela Stuckart - Principal Broker



Angela@NextDoorRG.com - 541-974-0360 - www.NextDoorRG.com



