



OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
Available SF:	1,396 SF
Lot Size:	0.38 Acres
Building Size:	4,134 SF
Zoning:	CC
Market:	Springfield
Year Built	1980

PROPERTY DESCRIPTION

Highly visible retail space at a signal intersection on Main Street where over 27,000 cars pass by daily. The 1,396 SF vacancy has floor to ceiling windows for a light filled interior. Owner is a Principal Real Estate Broker licensed in OR and WA.

PROPERTY HIGHLIGHTS

- 1,396 SF available
- 27,000 Average Daily Traffic
- Located on the signaled intersection of Main Street and Hwy 126
- Within 1 Block: Thurston High School, Albertsons, Subway, Big Lots, Dutch Bros, Taco Time, McDonalds, Starbucks, Great Clips, Walgreens, Burger King, Verizon, Chase, Union 76, 7-Eleven

DENISE BROHOSKI

Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker Rd, Ste 203
Tigard, OR 97223
CommercialRENW.com

FOR LEASE | APPROXIMATELY ±1,396 SF RETAIL SPACE
5818 MAIN ST, SPRINGFIELD, OR 97478



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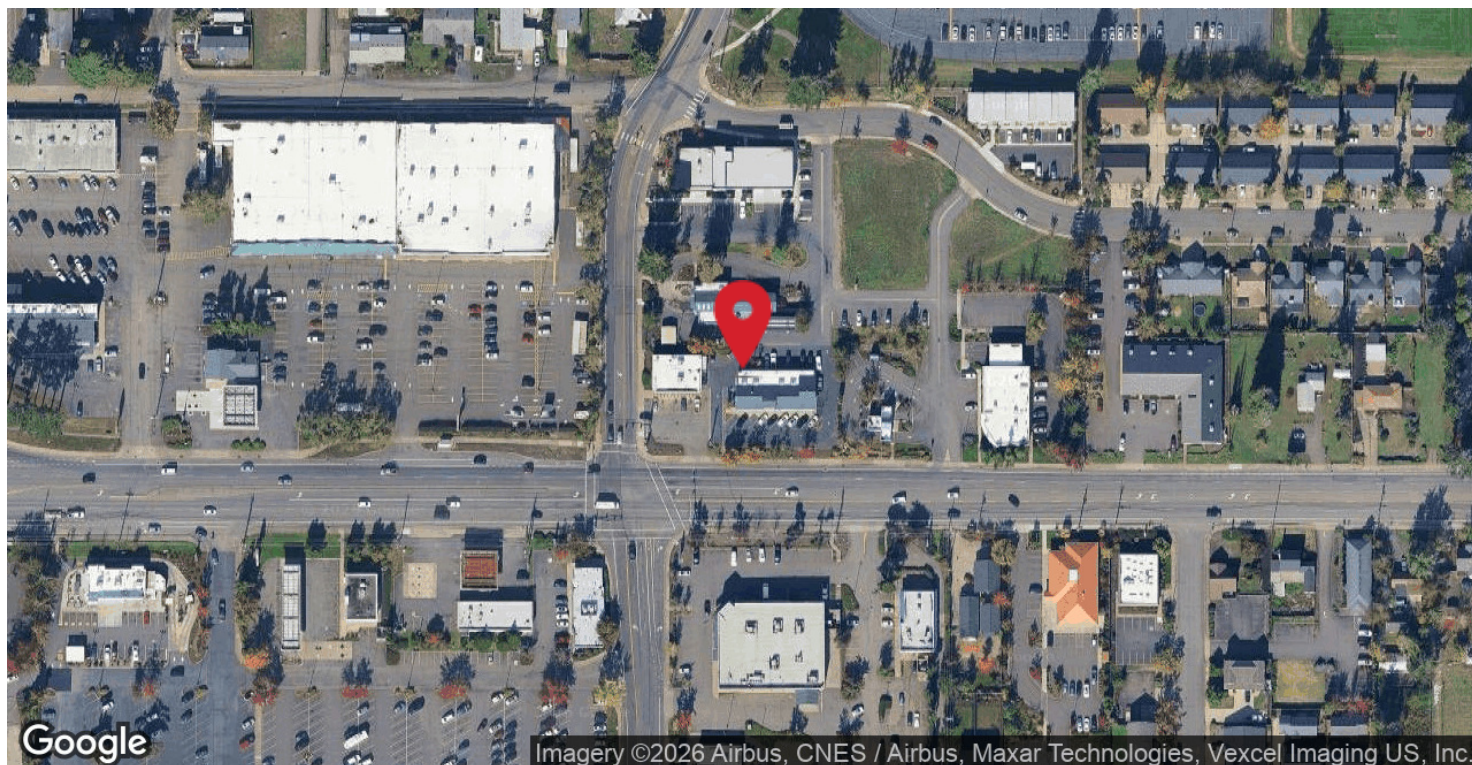
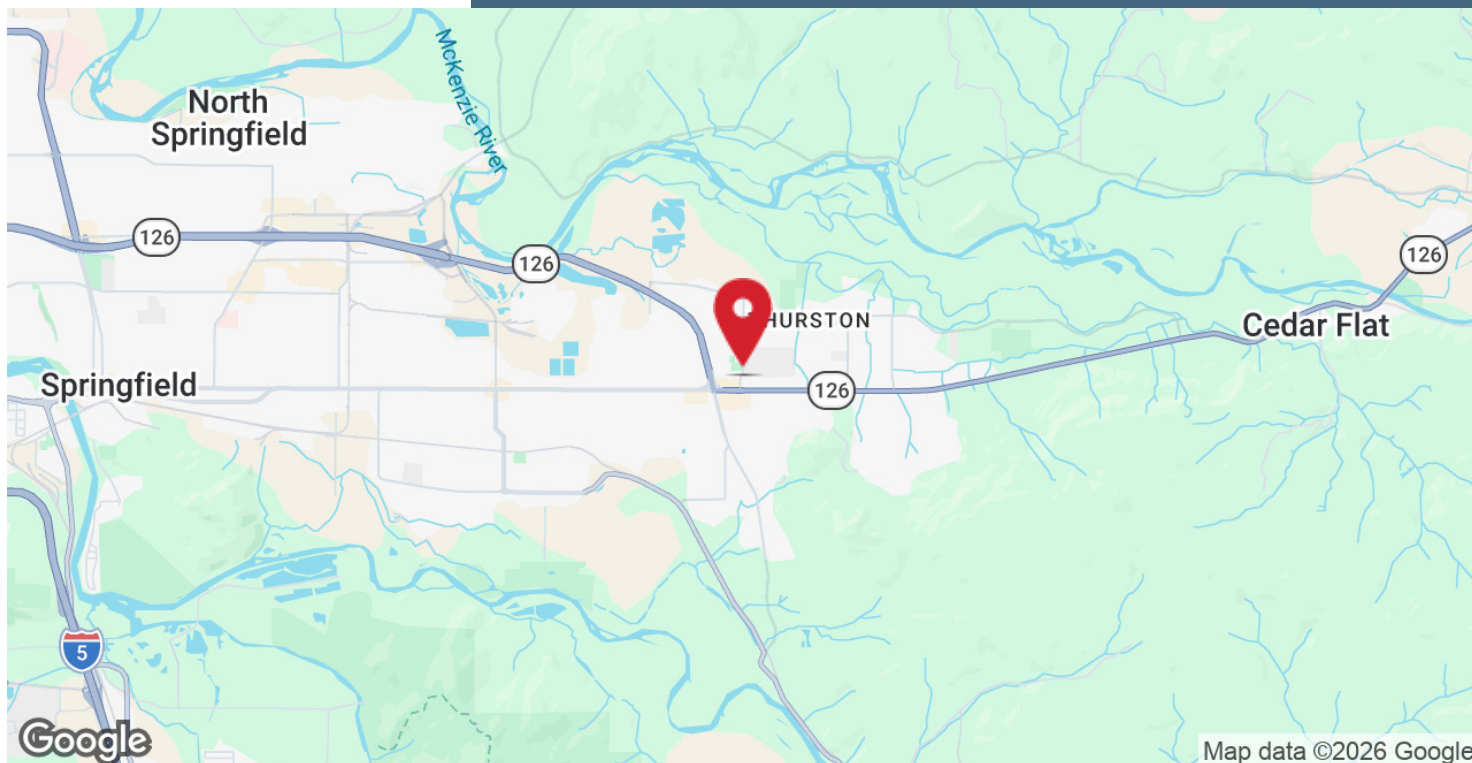
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LOCATION MAP

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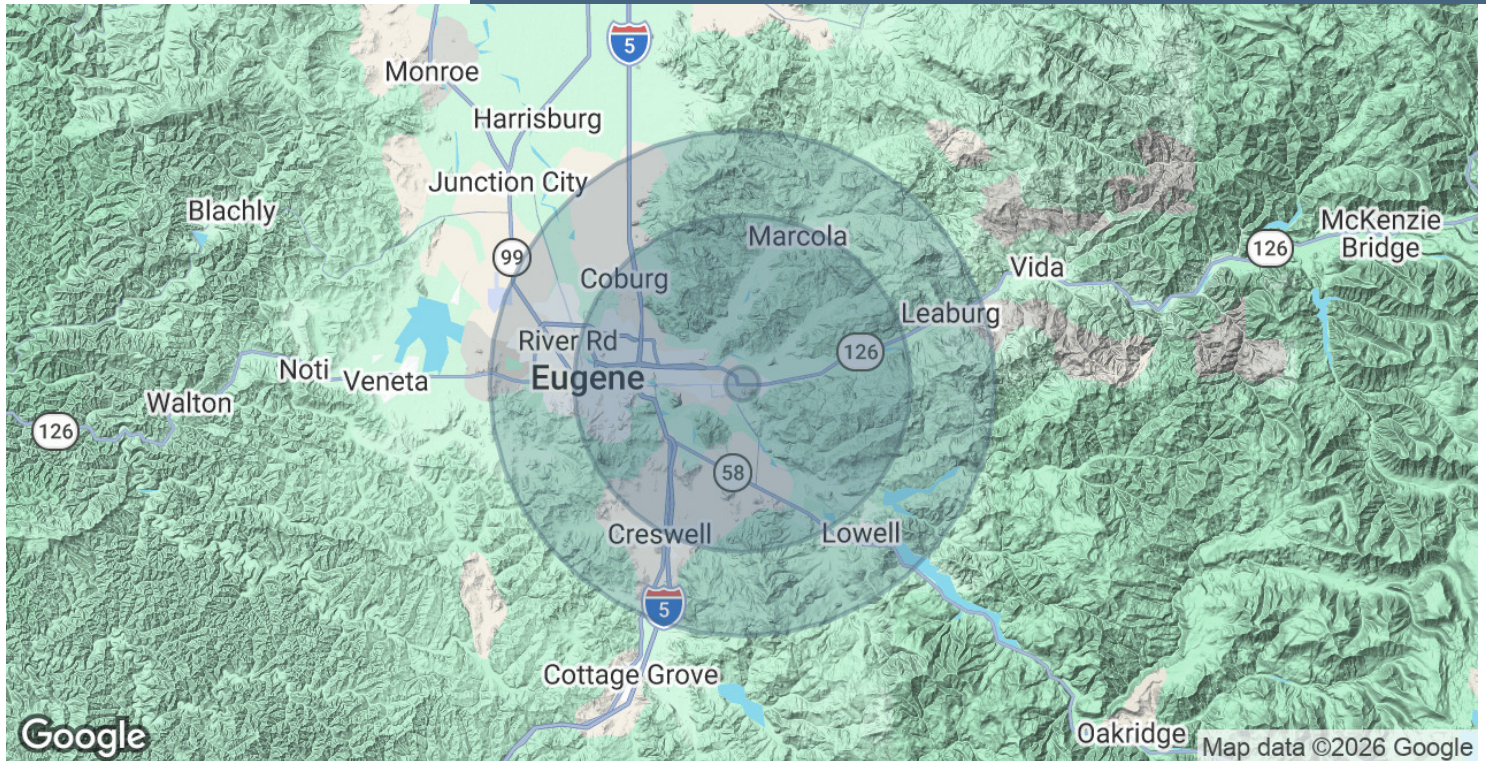


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POPULATION	1 MILE	10 MILES	15 MILES
Total Population	10,860	207,544	304,048
Average Age	36.5	39.2	40.1
Average Age (Male)	35.0	38.0	38.9
Average Age (Female)	37.4	40.2	41.2

HOUSEHOLDS & INCOME	1 MILE	10 MILES	15 MILES
Total Households	4,058	87,735	126,115
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$76,295	\$90,845	\$92,402
Average House Value	\$327,566	\$458,813	\$443,268

2023 American Community Survey (ACS)

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