

# FOR SALE

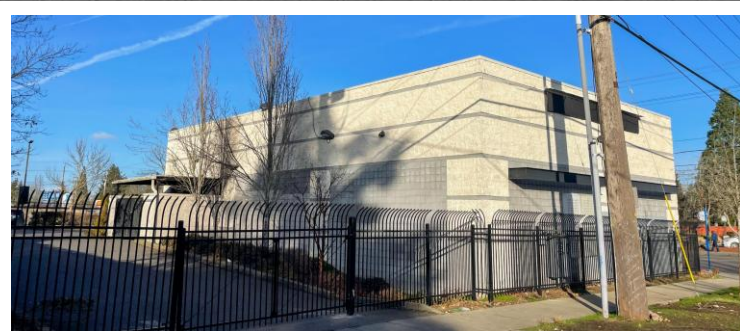
OWNER-USER OR LEASED INVESTMENT OPPORTUNITY

3311 NE 82<sup>nd</sup> Ave | Portland, OR 97220



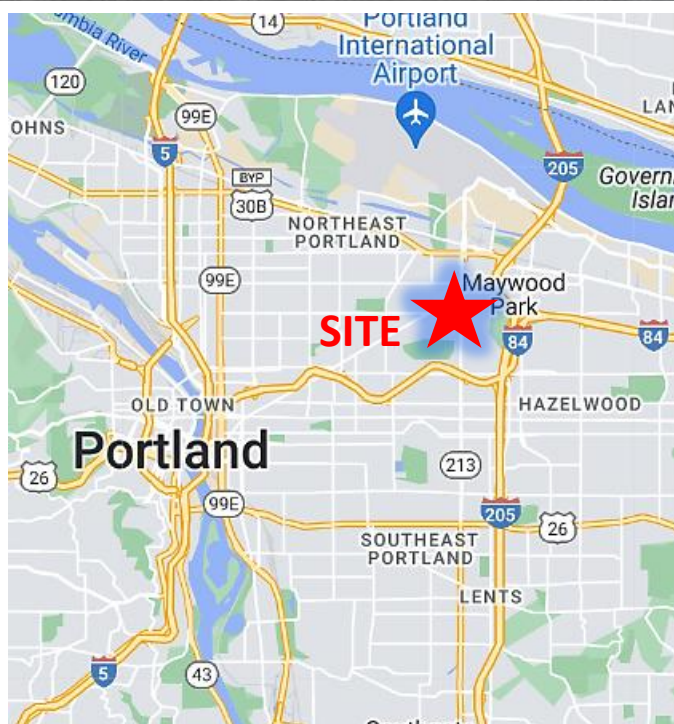
14050 SW Pacific Hwy, Suite 212A, Tigard, OR  
503.367.0516 | www.fg-cre.com

**Reduced Price!**



## PROPERTY HIGHLIGHTS

- Built in 2012
- 3,000 SF retail
- .31 acres, fully fenced
- Leased to 7-11 through August 2027
- Tenant covers all expenses
- Annual rent of \$119,790
- Sale price: \$1,700,000



**FOR MORE INFORMATION:**

**Steve Hunker, Vice President/Broker**  
steve@fg-cre.com

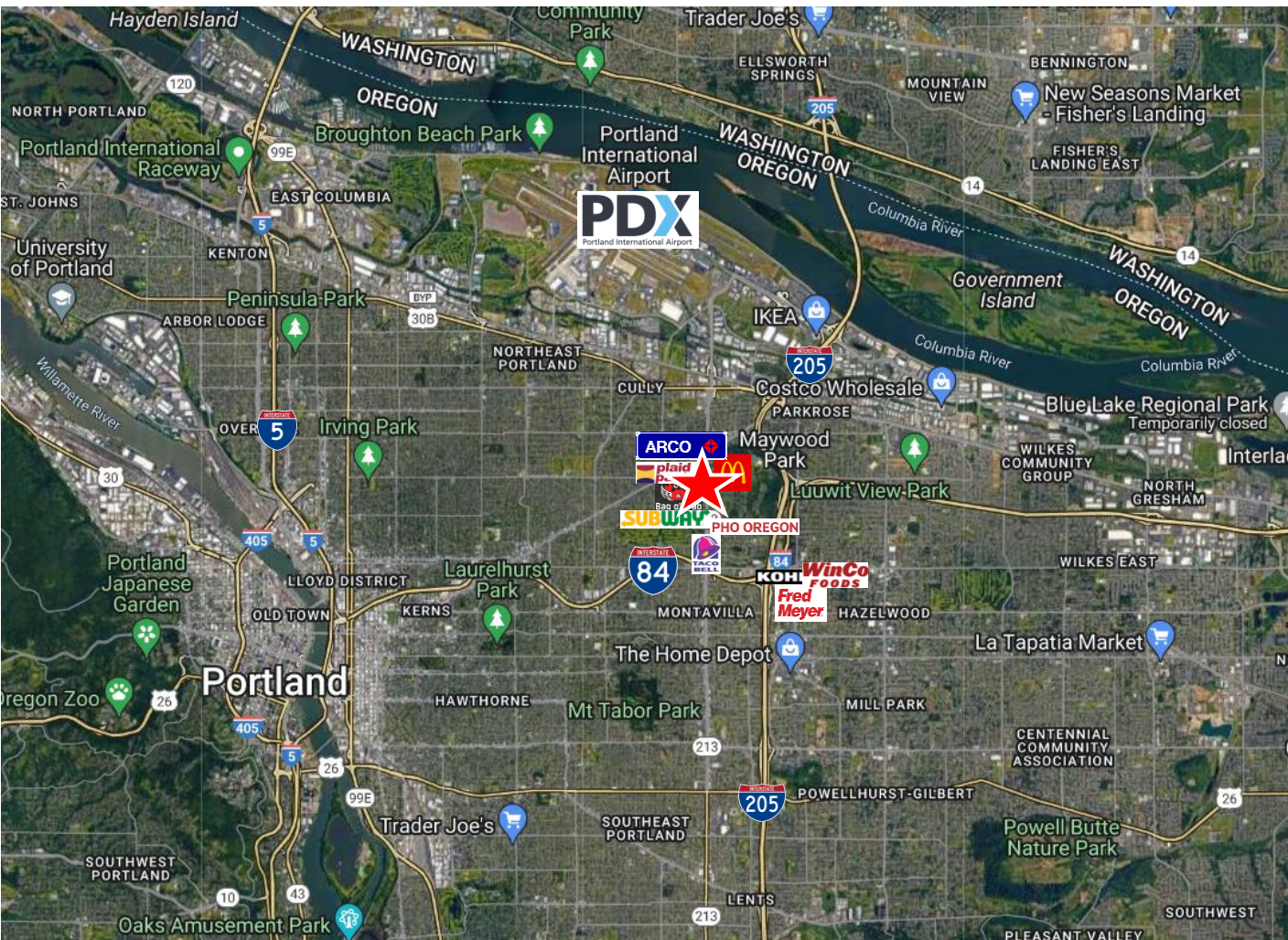
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## 2025 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	15,977	138,092	402,476
2030 Projected Population	15,562	135,528	397,456
Est. Average Household Income	\$111,297	\$120,032	\$111,212
Est. Total Businesses	609	10,685	30,850
Est. Total Employees	4,032	75,215	223,087

## Average Daily Traffic

NE 82<sup>nd</sup> Ave @ NE Fremont St N – 20,074  
NE 82<sup>nd</sup> Ave @ NE Siskiyou St S – 23,892  
NE Fremont St @ NE 82<sup>nd</sup> Ave E – 14,971



This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.