

FOR SALE

1445 8th Street
Florence, OR 97439



PRIME OWNER/USER OPPORTUNITY



± 4,181 RSF single story medical office building, built in 2017



± 11 surface parking stalls



Land size ± 0.35 AC / ± 15,246 SF



Main Street / Area B zoning allows for a variety of office as well as retail related uses



Strategically located to serve the expanding Florence community and surrounding coastal region



First class neighbors include USPS, Siuslaw Library and Banner Bank



Exceptional access to US Highway 101 and Route 126



Please contact broker for pricing guidance

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SITE PLAN

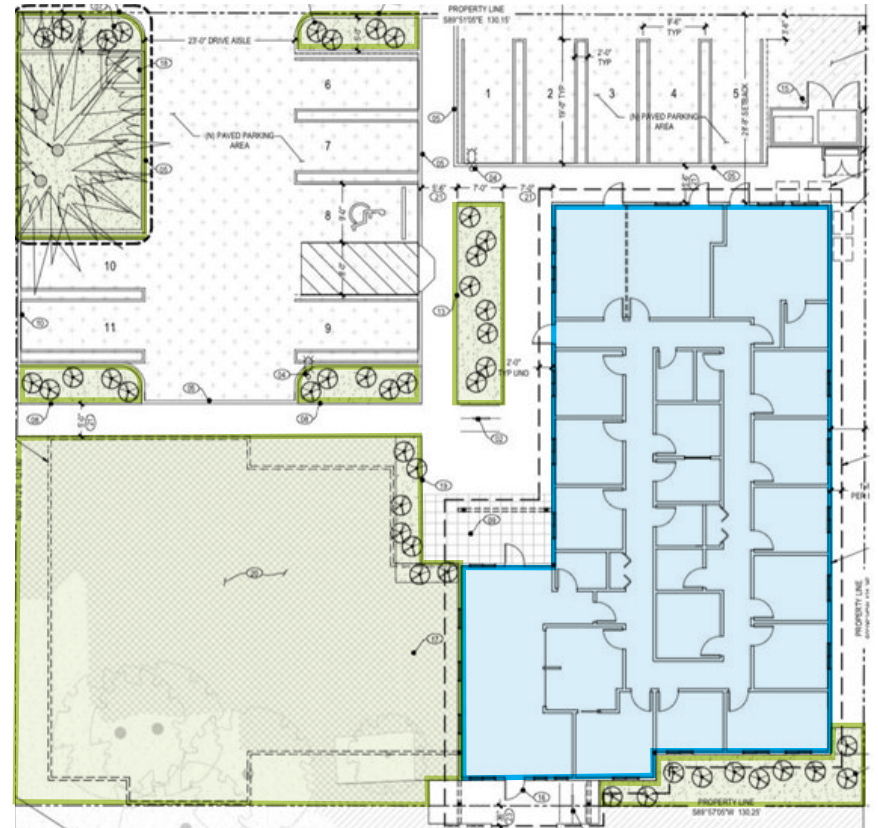


Image Source CoStar





FLOOR PLAN

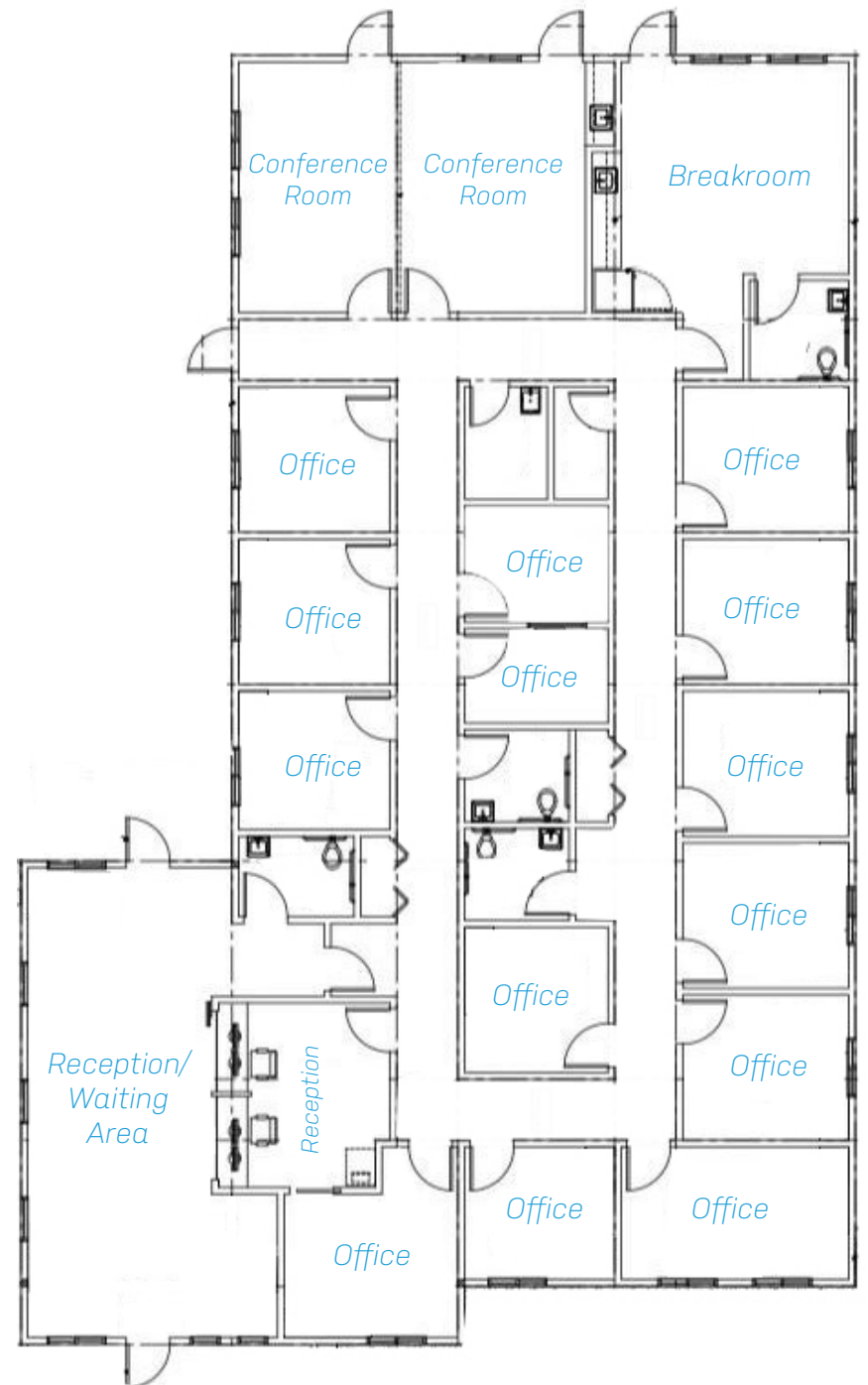


Image Source CoStar

FLORENCE, OREGON

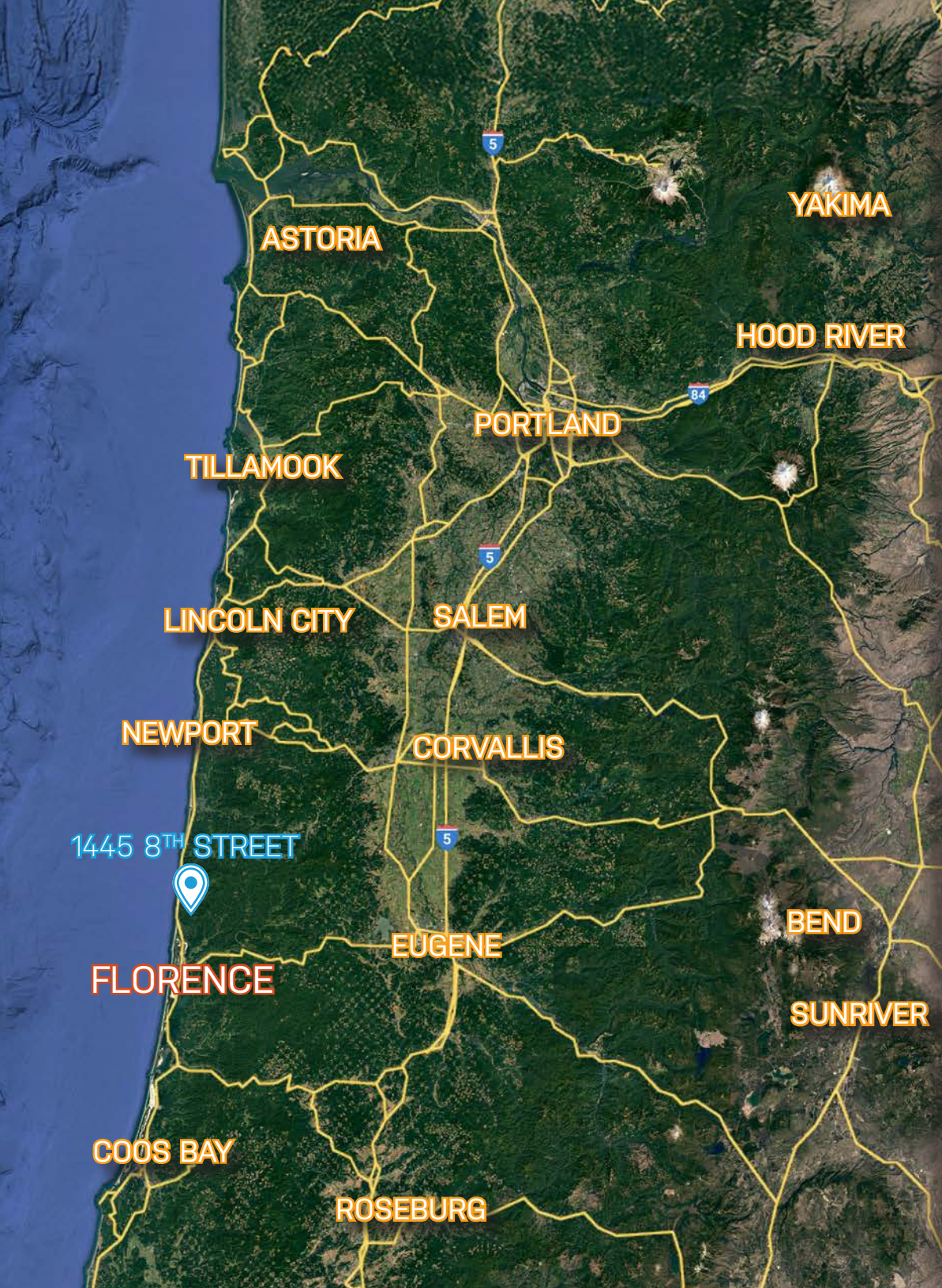
Nestled along the stunning Oregon Coast, Florence is a vibrant and growing community known for its scenic beauty, outdoor recreation, and welcoming small-town charm. With a thriving tourism industry, a strong local economy, and a steady influx of retirees and families, Florence offers the perfect setting for a thoughtfully planned

development that enhances the area's livability and economic vitality. With its ideal coastal location, strong community appeal, and approved development plans, Cannery Station presents a rare opportunity to shape the future of one of Oregon's most desirable coastal destinations.



GREAT PROXIMITY TO AMENITIES





DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
2020 Census	4,935	13,850	16,220
2026 Estimate	5,113	15,323	18,144
2030 Projection	5,129	15,582	18,491
2020-2030 Growth	3.78%	11.11%	12.28%

HOUSEHOLDS

2020 Census	2,377	6,726	7,828
2026 Estimate	2,467	7,449	8,763
2030 Projection	2,475	7,576	8,933
2020-2030 Growth	3.96%	11.22%	12.37%
Avg Household Size	2	2	2
Owner Occupied	55.94%	73.37%	75.02%

INCOME & SPENDING

Avg Household Income	\$59,514	\$76,636	\$80,240
Total Annual Spending	\$61M	\$214.2M	\$259.5M

DAYTIME EMPLOYMENT

Employees	3,780	5,931	6,329
Businesses	607	857	939

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