



FOR SALE / LEASE

4552 SE 82ND AVENUE

PORTLAND, OR 97266

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



Pylon Signage on 82nd Ave



Rear Lot Behind Building

PROPERTY DESCRIPTION

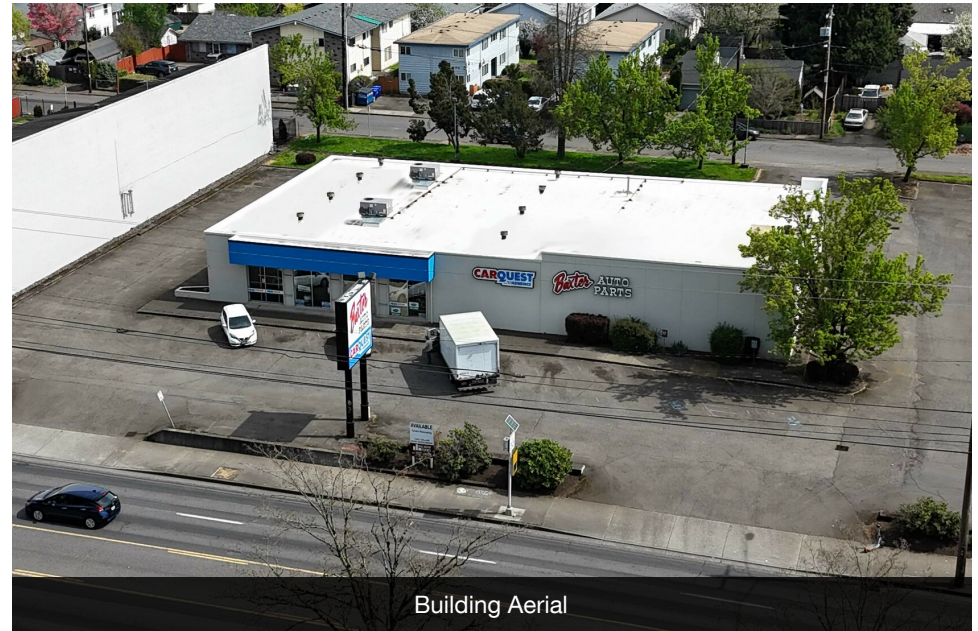
Vacant 8,400 SF retail building on generous 40,510 SF Lot. The property includes retail/showroom, warehouse/inventory area, small office, break room, and one restroom.

PROPERTY HIGHLIGHTS

- On-site parking
- Located within a large amount of commercial development
- Two curb cuts on SE 82nd Avenue
- CE Zoning; City of Portland (Commercial Employment)

OFFERING SUMMARY

Sale Price:	\$2,095,000 \$250/SF (Building) & \$51/SF (Land)
Lease Rate:	\$19 SF/yr (NNN)
Available SF:	8,400 SF
Lot Size:	0.93 Acres



Building Aerial

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LOCATION OVERVIEW

Conveniently located on SE 82nd Avenue, less than a mile from I-205. The building provides great exposure on SE 82nd Ave with on-site parking and access to nearby retail and restaurants.

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	22,292	82,411	176,495
Average Age	34.6	35.7	35.5
Average Age (Male)	34.2	34.8	35.1
Average Age (Female)	35.5	36.5	36.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	9,141	32,722	71,200
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$46,042	\$51,160	\$54,244
Average House Value	\$226,256	\$232,445	\$271,493

2020 American Community Survey (ACS)



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