

FOR SALE

3.37 ACRES COMMERCIAL/RETAIL LAND

3540 NW Cascade Ave | Hood River, OR 97031



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



PROPERTY HIGHLIGHTS

- 3.37 acres vacant land
- Commercial or retail uses
- Zoned COM
- Investment or owner-user opportunity
- Excellent location in Hood River, with easy access on and off I-84
- Sale price: \$2,950,000



FOR MORE INFORMATION:

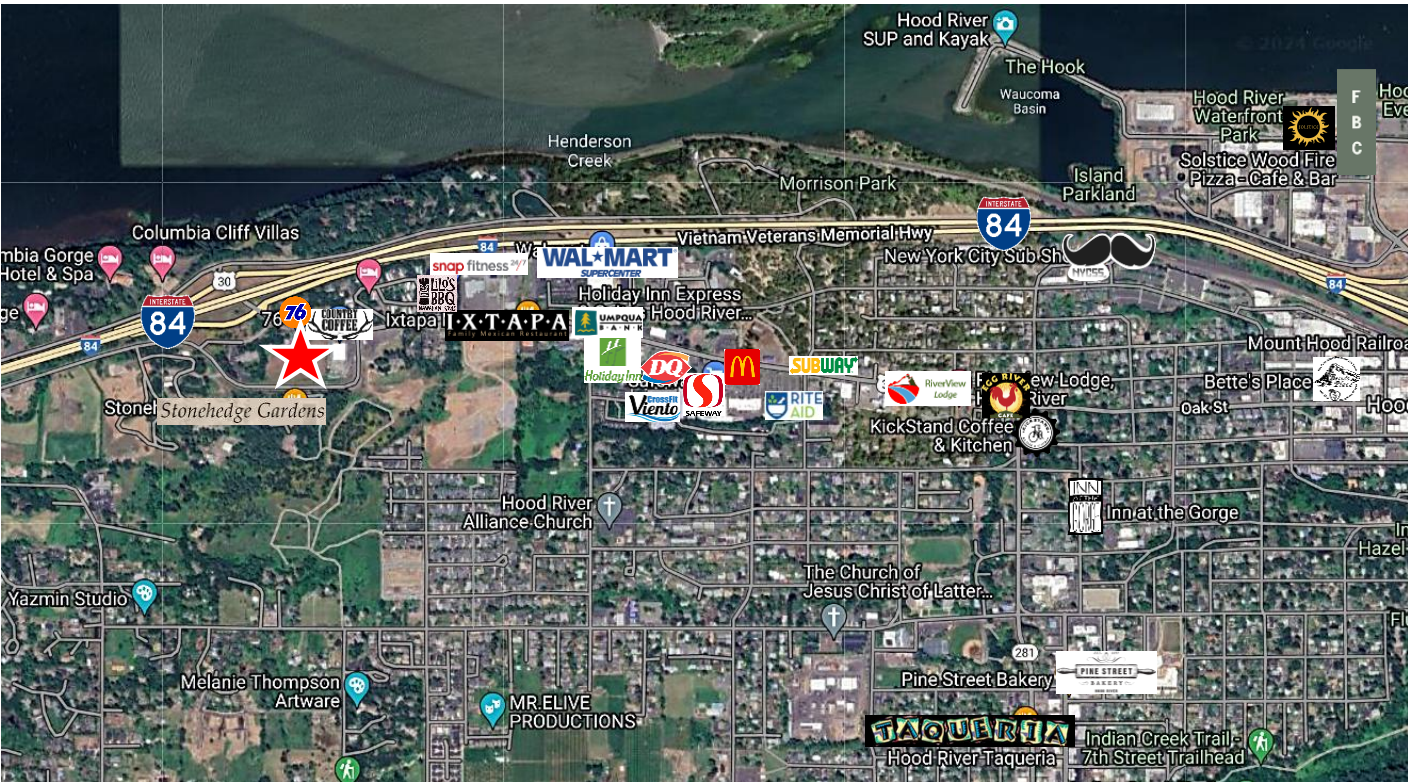
Steve Hunker, Vice President/Broker
steve@fg-cre.com

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Average Daily Traffic

Cascade Ave @ Mt Adams Ave E – 13,067

Cascade Ave @ Mt Adams Ave W – 14,068

Columbia River Hwy @ Wine Country Ave E – 23,741

2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	4,186	16,508	21,611
2029 Projected Population	4,237	16,774	22,013
Est. Average Household Income	\$132,741	\$117,830	\$116,027
Est. Total Businesses	219	1,723	2,207
Est. Total Employees	1,994	11,809	15,680



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.