

# FOURTH PLAIN CENTER

3021 NE 72nd Avenue, Vancouver WA 98661



## ABOUT THE PROPERTY

Fourth Plain Center is centrally located half a mile west of the SR-500 and I-205 interchange. This center offers visible signage, abundant parking, and seamless accessibility.

## DEMOGRAPHICS

|                   | 1-Mile   | 3-Mile   | 5-Mile   |
|-------------------|----------|----------|----------|
| <b>Population</b> | 17,492   | 128,066  | 285,504  |
| <b>Avg Income</b> | \$78,024 | \$90,483 | \$97,035 |

## AVAILABILITY

- ✓ Drive Thru Pad | 584 SF  
\$ CALL FOR RATES
- ✓ Suite 1 | 2,550 SF  
\$ \$21 PSF + NNN

## AVERAGE DAILY TRAFFIC

**22,824 Vehicles per Day**



**Paul Miller - Broker**

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**Chris Roewe - Owner/Broker**

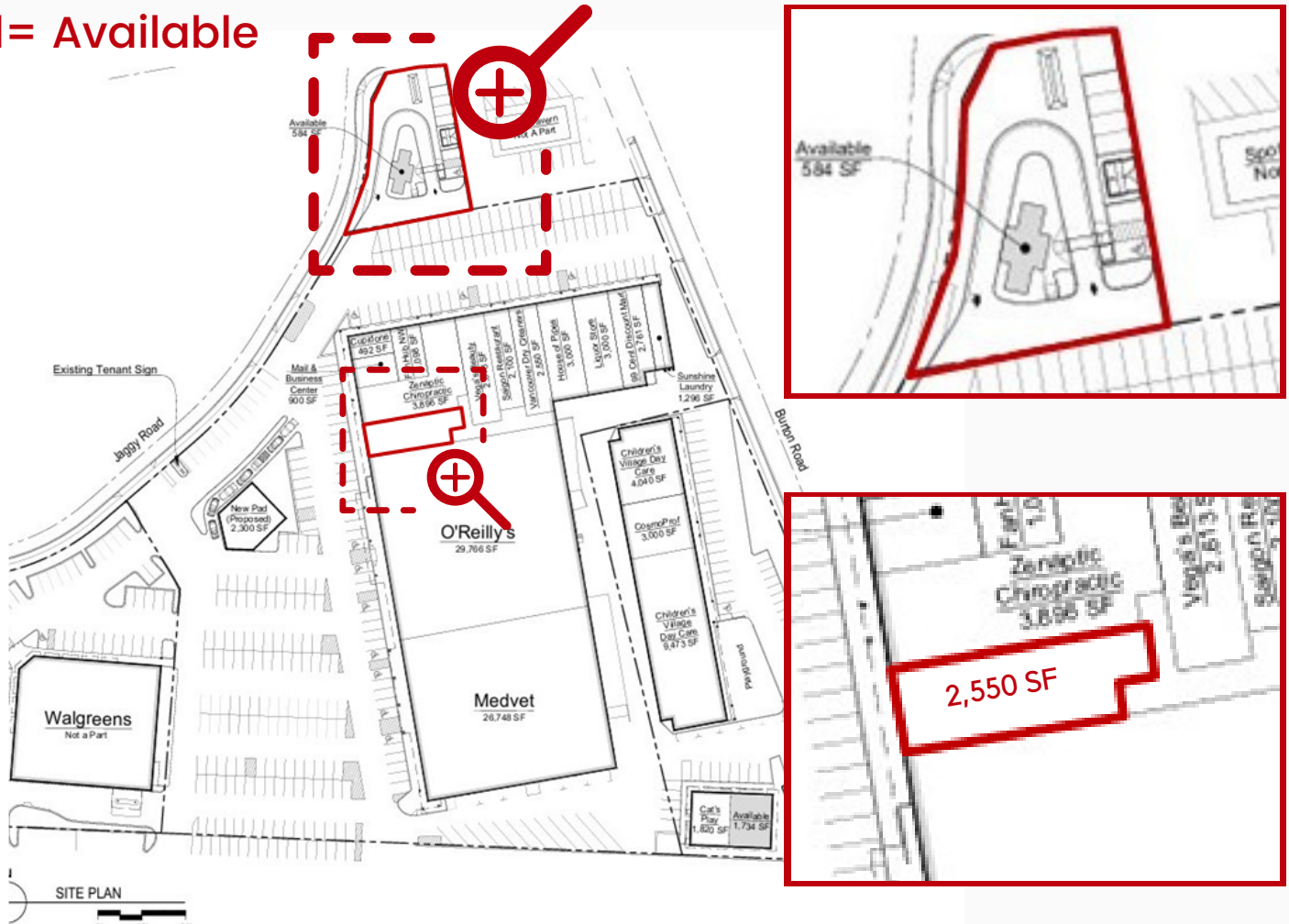
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All information contained herein was obtained from sources deemed reliable. No guarantee is made with respect to accuracy. Specifications subject to change without notice.

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Red= Available



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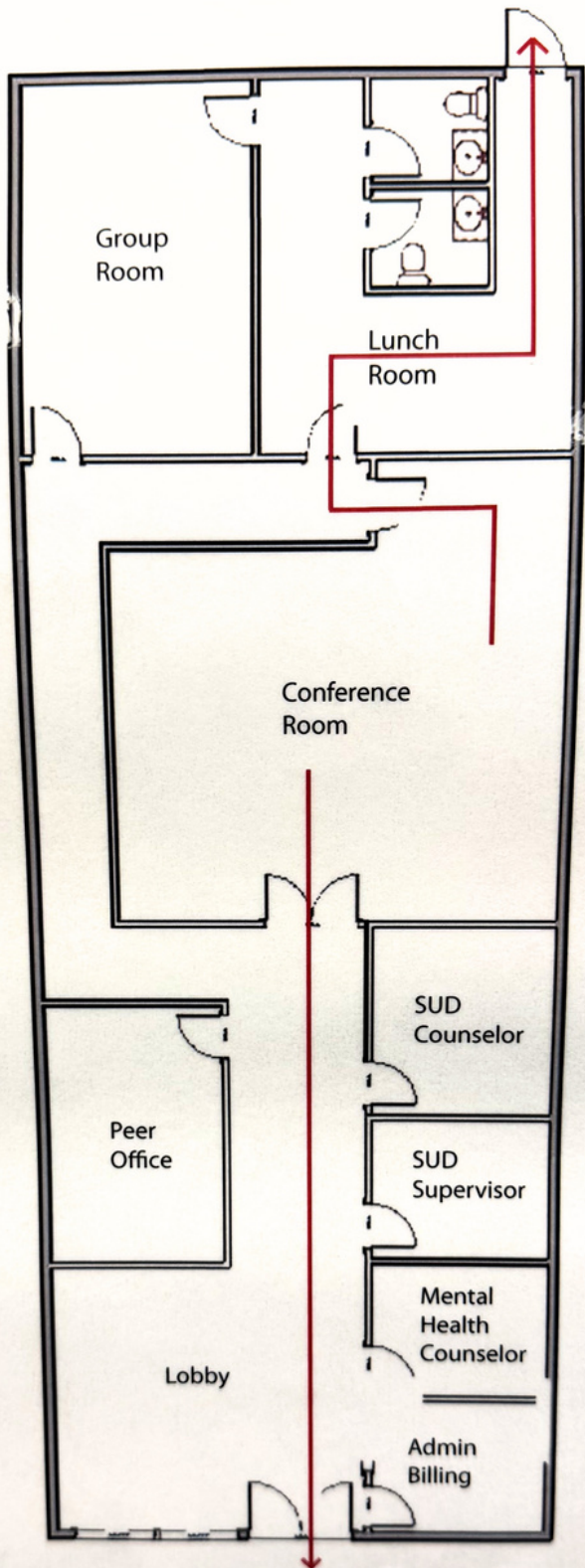
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