

FOR LEASE | HIGH-VISIBILITY RESTAURANT



1052A HARRISON AVENUE CENTRALIA, WA 98531

PROPERTY OVERVIEW

A high-visibility restaurant opportunity with drive-thru potential in Centralia, Washington. Located with direct access at Exit 82 off Interstate 5, this 5,302 square foot standalone building is positioned on a full one-acre parcel. The site provides visibility to a recorded traffic count of more than 50,000 vehicles daily and is situated directly adjacent to the Centralia Outlets, a major regional shopping destination. The property can accommodate drive-thru infrastructure suitable for quick service or fast casual operations. The one-acre footprint allows for abundant on-site parking and clear ingress and egress routes for both residents and Interstate 5 travelers.

BUILDING SIZE: ±5,302 SF

LOT SIZE: ±43,560 SF

LEASE RATE: NEGOTIABLE

CBA# 44216712



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PROPERTY HIGHLIGHTS

- Drive-Thru Ready: Existing lane and infrastructure in place.
- Elite Visibility: Unobstructed sightlines from I-5 and the Harrison Ave/Lum Rd corridor.
- Large Pylon Signage: The property features a large pylon signage with direct visibility from I5.
- High-Traffic Neighbors: Adjacent to national retailers and the Centralia Outlets near new developments, including Centralia Station, which features upcoming anchors like WinCo Foods and Chipotle.



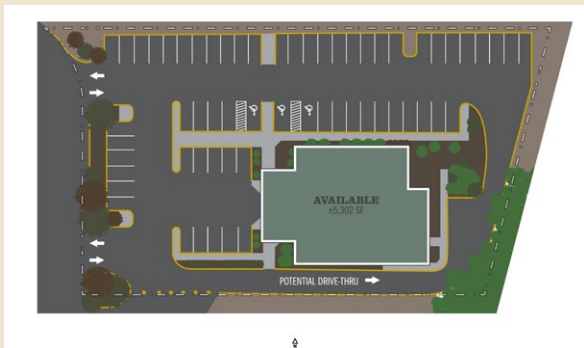
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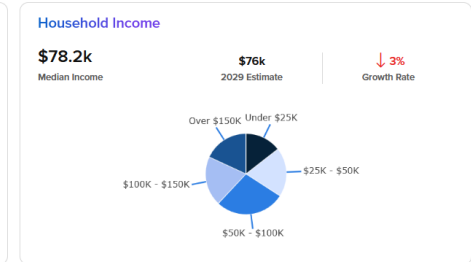
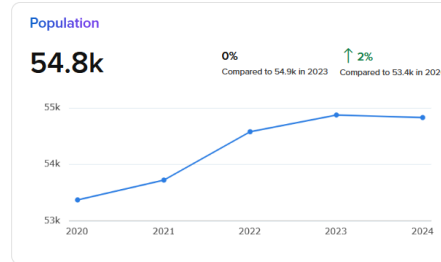
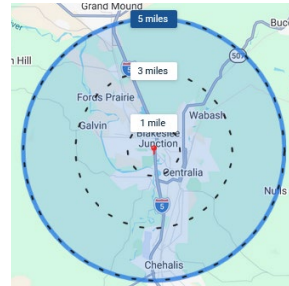
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DEMOGRAPHIC ANALYSIS (5-MILE)



POPULATION & GROWTH

- The Centralia area supports a steadily growing population of 19,600 residents, reflecting a consistent two to three percent growth trend over the past few years. With a median age of 43, the community maintains a highly utilized housing market. The area currently features a strong housing occupancy ratio of 29 occupied units for every vacant unit. Additionally, the current renter-to-homeowner ratio is one to two, with projections indicating a shift to an even one-to-one split by 2029.

ECONOMIC PROFILE

- A diverse workforce of 16,100 employees drives the local economy. Employment is anchored by strong sectors including management, educational services, retail trade, and construction. The community currently features a median household income of \$61,700. This economic base is poised for significant expansion, with the median household income projected to experience a 22 percent growth rate, reaching an estimated \$75,100 by 2029.



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