

# FOR LEASE - AUTO RETAIL BUILDING



1100 SW HIGHLAND DR. - GRESHAM, OR

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# PROPERTY OVERVIEW

## Property Information

- 5,372 SF Total
- 4,032 Shop area
- 1,340 SF Office/reception area
- Additional mezzanine storage space
- Six -14' grade level doors
- 3 drive-thru bays
- Excellent signage opportunity
- Secured fenced lot
- Plentiful parking
- Zoned MC (Moderate Commercial)
- .74 acre lot
- Excellent location - corner of SW 11th and Highland Drive - off of 182nd & Powell Blvd next to DEQ
- Outparcel to Walmart Neighborhood Market Place, across the street from Safeway anchored center. Other nearby retailers include McDonald's, Walgreens, T-Mobile, Taco Bell and more.

## Lease Rate

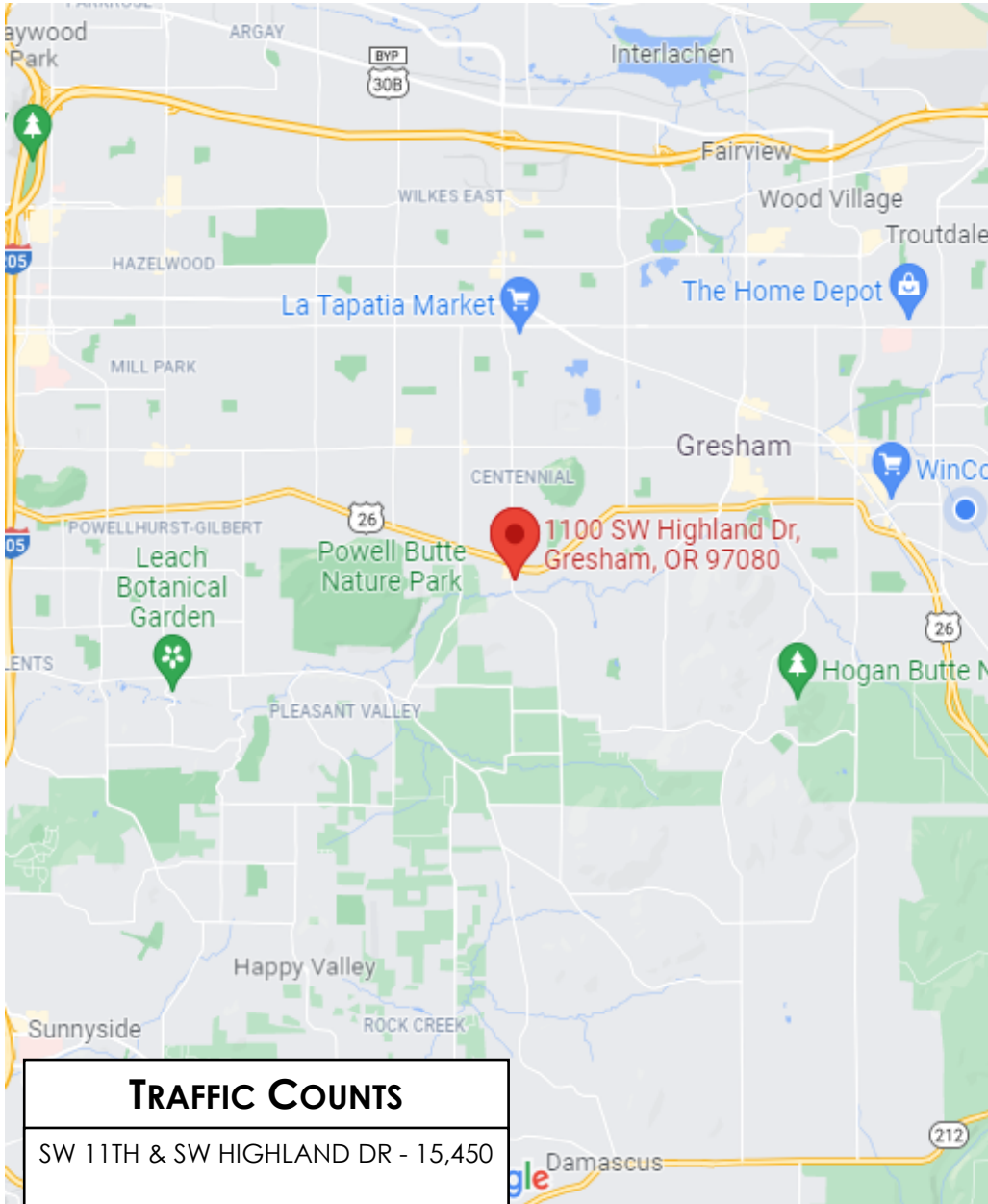
\$22-24/YR - NNN (\$1.85/YR)

Tenants to be responsible for utilities

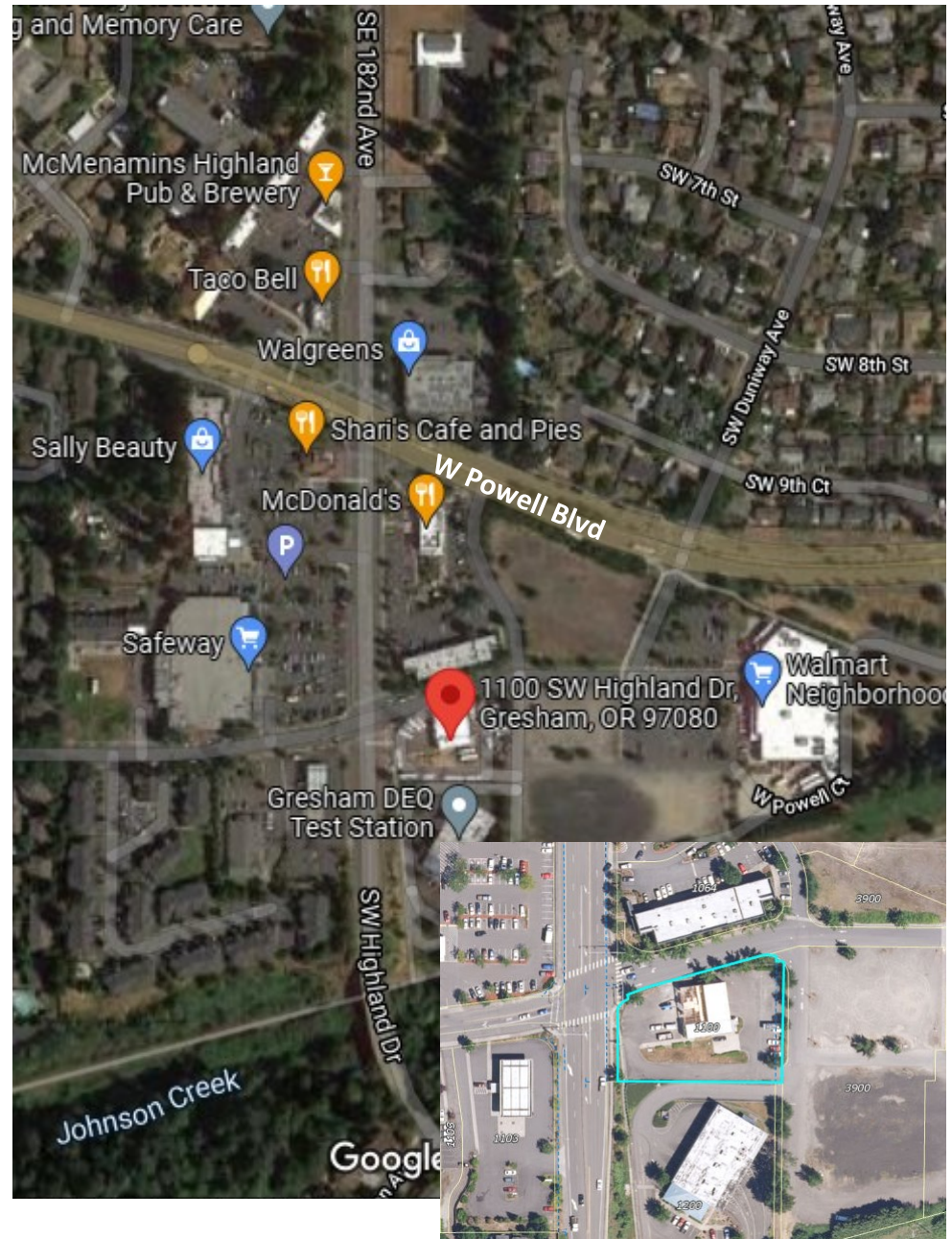
Please call to schedule a tour



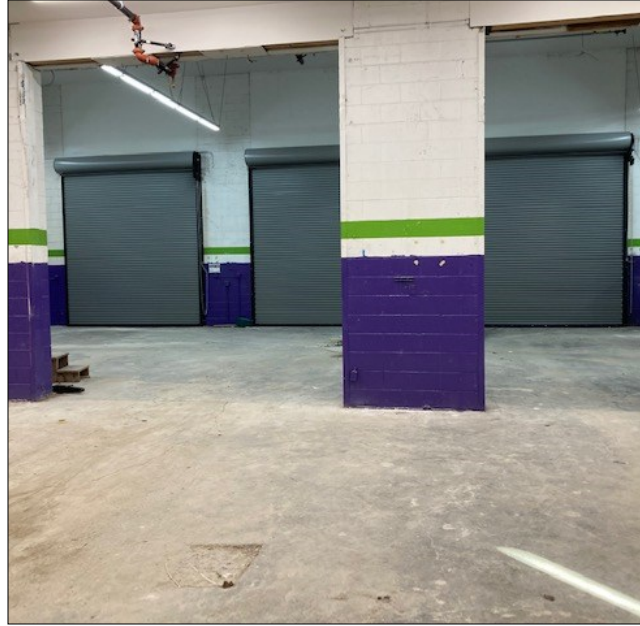
# LOCATION MAPS



TRAFFIC COUNTS
SW 11TH & SW HIGHLAND DR - 15,450
SE182ND & W POWELL BLVD - 21,328



# ADDITIONAL PHOTOS



# DEMOGRAPHICS

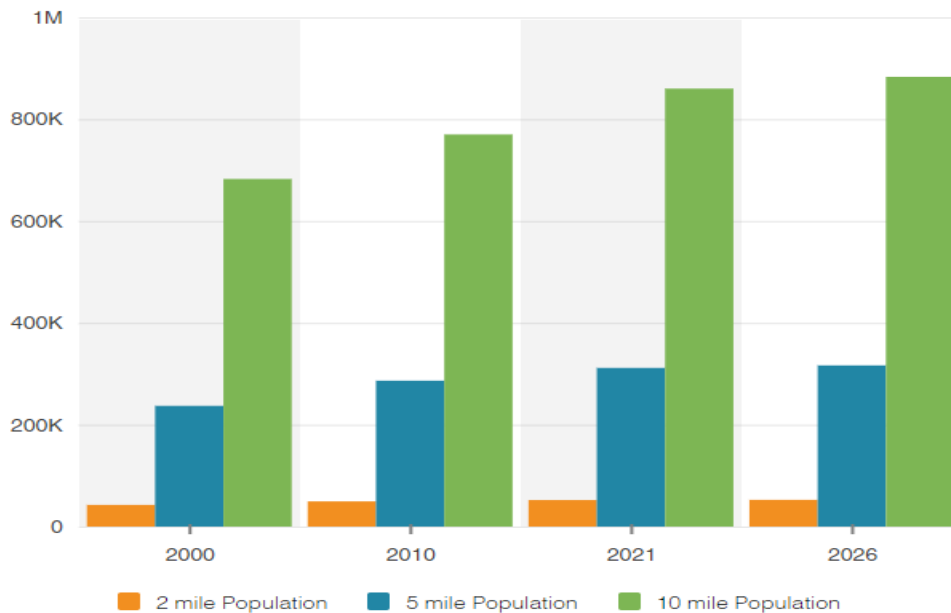
## Population

	2 mile	5 mile	10 mile
2010 Population	49,493	286,497	770,059
2021 Population	52,091	311,594	860,057
2026 Population Projection	52,517	316,470	883,125
Annual Growth 2010-2021	0.5%	0.8%	1.1%
Annual Growth 2021-2026	0.2%	0.3%	0.5%
Median Age	36.5	36.3	38.3
Bachelor's Degree or Higher	20%	22%	35%
U.S. Armed Forces	32	143	413

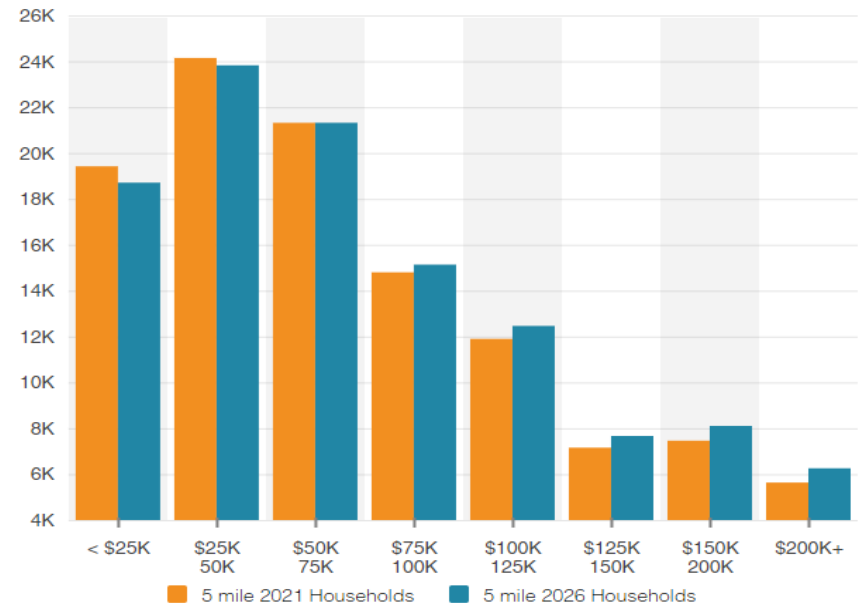
## Income

	2 mile	5 mile	10 mile
Avg Household Income	\$81,285	\$82,133	\$95,878
Median Household Income	\$65,394	\$64,052	\$73,093
< \$25,000	3,289	19,421	47,877
\$25,000 - 50,000	3,737	24,145	64,244
\$50,000 - 75,000	3,343	21,319	61,569
\$75,000 - 100,000	2,544	14,800	44,552
\$100,000 - 125,000	2,116	11,898	36,393
\$125,000 - 150,000	1,368	7,156	26,311
\$150,000 - 200,000	1,394	7,460	28,808
\$200,000+	684	5,635	28,547

## Population



## Household Income



# 1100 SW HIGHLAND DRIVE - GRESHAM, OR 97080

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