



DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,433 | 14,944 | 29,176 |
| Total Population | 6,104 | 37,437 | 75,608 |
| Average HH Income | \$68,112 | \$68,437 | \$79,488 |

AVAILABLE SPACES

| SPACE | LEASE RATE | SIZE (SF) |
|-------------|---------------|-----------|
| 325 Torbett | \$25.00 SF/yr | 2,690 SF |

PROPERTY FEATURES

- Building: 2,690 sq. ft. Parcel: 37,309 sq. ft
- Former McDonalds
- Located on a signalized intersection; great ingress and egress
- Lease Type: NNN
- Excellent location near Kadlec Regional Medical Center, Chief Joseph Middle School, Jefferson Elementary School, and Richland High School.
- Other neighboring tenants include Physicians Medical Clinic, Round Table Pizza, Domino's Pizza, Little Caesar's Pizza, Bruchi's, Denny's, & Umpqua Bank.
- Ample Parking: 51 spots
- Tenant improvements negotiable

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