



AVAILABLE

# 2050 NW Louisiana Ave

2050 NW LOUISIANA AVE | CHEHALIS, WA 98532



Development Opportunity Great I-5 Exposure

RYAN HADDOCK  
360.596.9151  
ryan.haddock@kidder.com

Kidder  
Mathews

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

KIDDER.COM



AVAILABLE

# 2050 NW Louisiana Ave

2050 NW LOUISIANA AVE | CHEHALIS, WA 98532



**4.76 ACRES** total ground lease or sale available

**\$14.50** PSF

**AVERAGE** daily traffic count 80,000

**ZONED** General Commercial

**SEWER, WATER & ELECTRICITY** stubbed to site Fully filled and graded, ready to build Will subdivide

**EASY ACCESS** to Factory Outlet shops and Centralia Sports Complex via NW Louisiana Ave/Airport Rd

**EXIT 79** bridge expansion to 5 lanes

## DEMOGRAPHICS

	5 Miles	10 Miles	15 Miles
Population	33,021	53,171	76,884
Median HH Income	\$56,169	\$60,038	\$61,862

**RYAN HADDOCK**

360.596.9151

[ryan.haddock@kidder.com](mailto:ryan.haddock@kidder.com)

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**km** Kidder Mathews