

FOR SALE

# Commercial Land

31330 S HIGHWAY 213, MOLALLA, OR 97038

RETAIL



## 1.01 ACRE COMMERCIAL SITE

- + Adjacent to Molalla's primary grocery store
- + Cascade Highway @ Highway 211: 8,600 VPD
- + C2 zoning
- + Drive-thru development opportunity for QSR or coffee operator
- + Sale Price \$527,000

## CONTACT US

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2016 Population	3,127	11,274	16,288
2021 Population	3,349	12,023	17,200
2016-2021 Population Growth	1.38%	1.29%	1.10%
2016 Households	1,090	3,999	5,811
2021 Households	1,166	4,261	6,135
2016-2021 Household Growth Rate	1.36%	1.28%	1.09%
2016 Average Household Income	\$67,613	\$64,533	\$68,822
2021 Average Household Income	\$74,163	\$70,295	\$75,312

## POTENTIAL PROPOSED SITE PLAN

