

# 2050 NW Louisiana Ave

Chehalis, WA 98532



**AVAILABLE**

Development Opportunity Great I-5 Exposure

# 2050 NW Louisiana Ave

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## Features

**AVAILABLE** 5 acres ground lease or sale

**TRAFFIC COUNT** Average daily traffic count 80,000

**ZONE** General Commercial

**SITE** Sewer, water & electricity stubbed to site  
Fully filled and graded, ready to build  
Will subdivide

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

**EXPANSION** Exit 79 bridge expansion to 5 lanes ready by  
Fall 2018

## Demographics

|                   | 5 miles  | 10 miles | 15 miles |
|-------------------|----------|----------|----------|
| Population        | 33,021   | 53,171   | 76,884   |
| Average HH Income | \$56,169 | \$60,038 | \$61,862 |



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