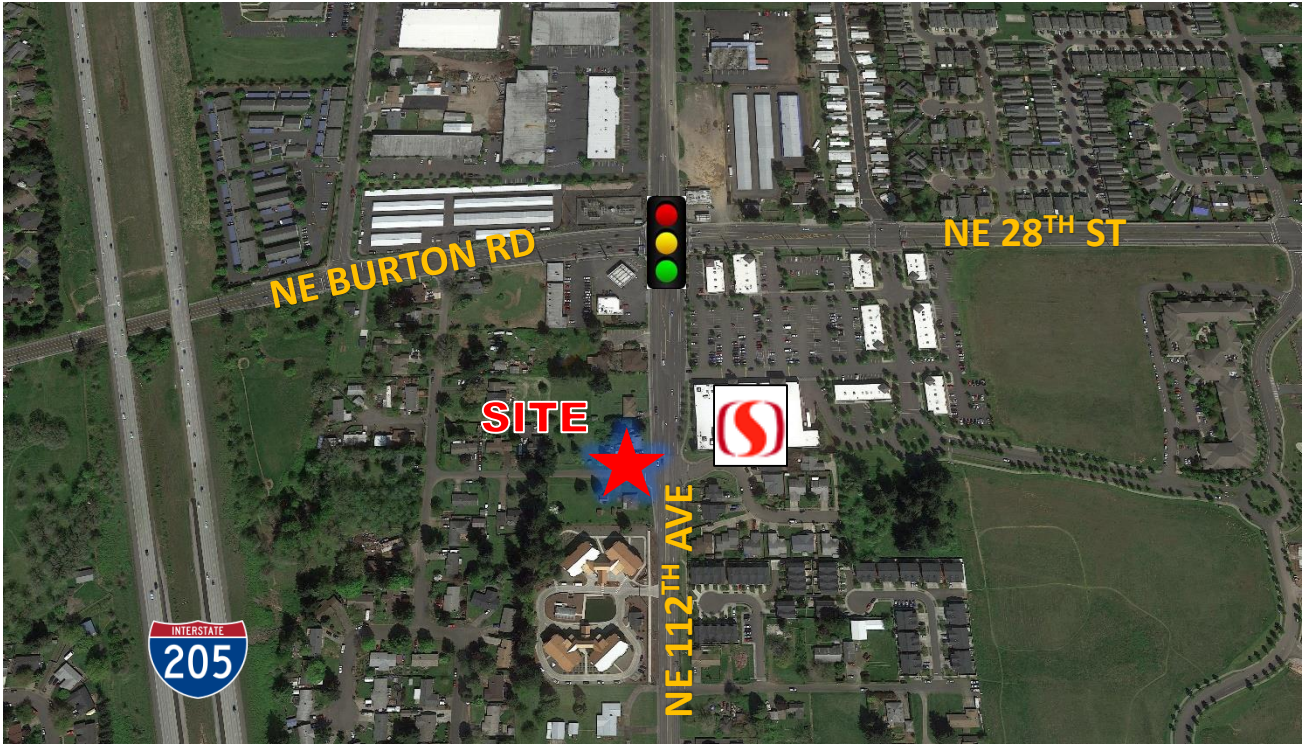




900 Washington Street, Suite 850 • Vancouver, WA 98660  
 (360) 750-5595 • fax (360) 750-5594 • www.fg-cre.com

# For Sale



## For Sale/Ground Lease

2 Tax Lots, Approx. 1.57 Acres

2516 NE 112th Avenue  
 Vancouver, WA 98684

Two tax lots, approximately 1.57 acres

**SITE POTENTIAL:** Retail, service and professional office

**TRAFFIC COUNTS:** 19,716 north/south and 18,133 east/west average daily trips at the intersection of NE 112th & NE 28th (Burton Road)

**ZONING:** Zoned Community Commercial (CC), City of Vancouver – allows drive-thru uses

**UTILITIES:** All Utilities available or near to the site (water, sewer, electric and natural gas)

**PRICE:** \$1,026,000

**TERMS:** Cash at closing or terms acceptable to seller, including ground lease and build-to-suit

### 2017 Demographics

	1-Mile	3-Mile	5-Mile
Est. Population	15,204	130,820	243,721
Avg. Household Income	\$66,932	\$70,262	\$74,716
Daytime Employment	4,262	50,100	102,129

### FOR MORE INFO:

360-750-5595  
 www.fg-cre.com



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