

FOR LEASE

BATTLE GROUND MARKET CENTER

2108-2500 W Main St | Battle Ground, WA 98604



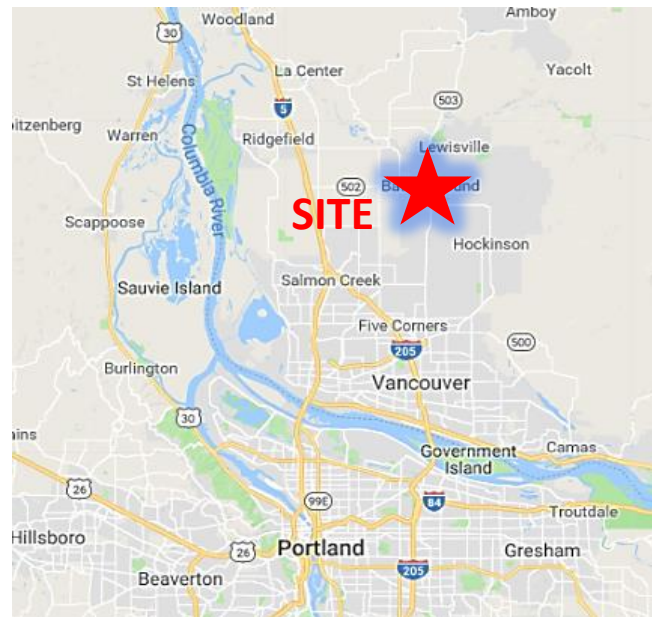
900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com

RARE OPPORTUNITY!



PROPERTY HIGHLIGHTS

- Availabilities – 2 former dental suites!
 - Suite 121: 2,839 SF former dental office with built-out patient rooms
 - Suite 110: 2,902 SF former oral surgery center with built-out patient rooms
- Great visibility, facing Main Street
- Grocery-anchored center with strong tenant mix
- Occupancy: 98%
- Easy access to SR-502 and I-5
- Abundant onsite parking
- Lease Rate: Negotiable; call for details
- NNN's: Estimated \$4.66/SF/YR (2022)



FOR MORE INFORMATION:

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Suite 110 2,902 SF
Suite 121 2,893 SF



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AVERAGE DAILY TRAFFIC
 W Main St @ SW 20th Ave NW – 19,926
 W Main St @ SW 26th Ave W – 20,000
 W Main St @ NW 18th Ave E – 18,896

2023 Demographics			
	1 Mile	3 Mile	5 Mile
Population	9,133	29,418	47,469
Avg. Household Income	\$99,542	\$108,885	\$112,914
Daytime Employment	2,887	7,017	9,788

Welcome to Battle Ground!

The City of Battle Ground is home to a current population of 22,180 and numerous businesses and service organizations who work together to preserve a strong sense of community.

With the number and variety of shops, services and dining opportunities in the City, Battle Ground serves as the commercial and social hub for the larger north Clark County area with a population of over 80,000.

Located in the heart of Clark County, Washington, Battle Ground is just 30 minutes from Portland, Oregon and the Portland International Airport. Battle Ground benefits from pristine surroundings while enjoying proximity to the Portland-Vancouver metropolitan area.

Our community enjoys and thrives on the abundance of natural surroundings and recreational activities. Located between the Pacific Coast and the Cascade Mountains, Battle Ground offers many parks, lakes, streams, and forested areas that provide a multitude of recreation activities.



Source: cityofbg.org