

FOR SALE

1.5 ACRES GENERAL COMMERCIAL

208 NW 179th Street | Ridgefield, WA 98642



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



Excellent owner-user opportunity!

SITE

PROPERTY HIGHLIGHTS

- 1.5 Acres (65,340 SF)
- Zoned General Commercial (GC)
- 1,468 SF building fronting 179th Street
- 1,500 SF shop building
- Excess land to accommodate storage or other commercial uses
- Price: \$995,000



FOR MORE INFORMATION:

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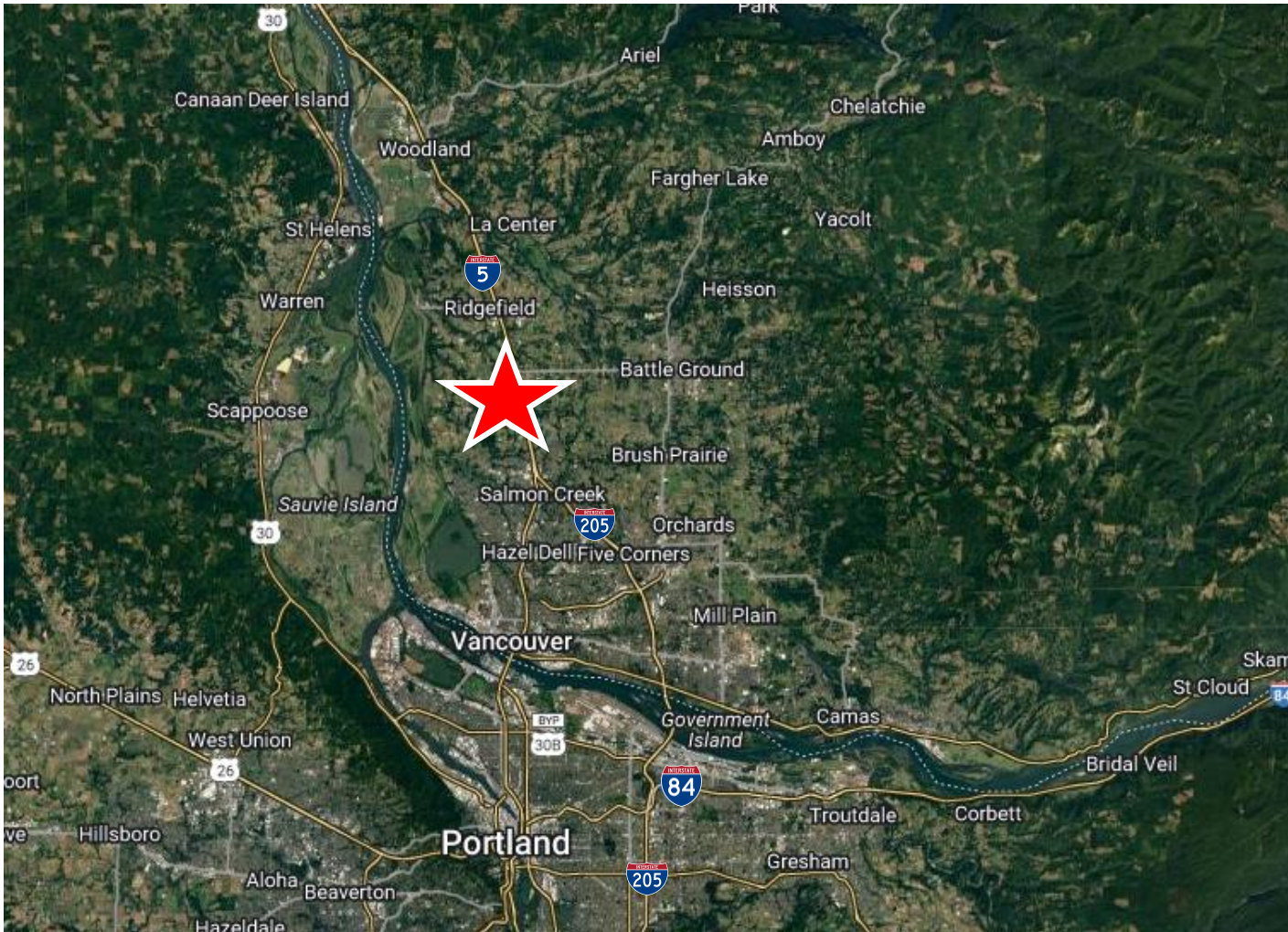
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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	2,360	27,476	91,010
2028 Projected Population	2,519	28,859	96,307
Est. Average Household Income	\$114,707	\$116,291	\$116,309
Est. Total Businesses	70	1,860	3,500
Est. Total Employees	422	10,077	20,782



Average Daily Traffic

I-5 @ NE 179th St N – 112,883

I-5 @ NE 179th St S – 84,576

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.