

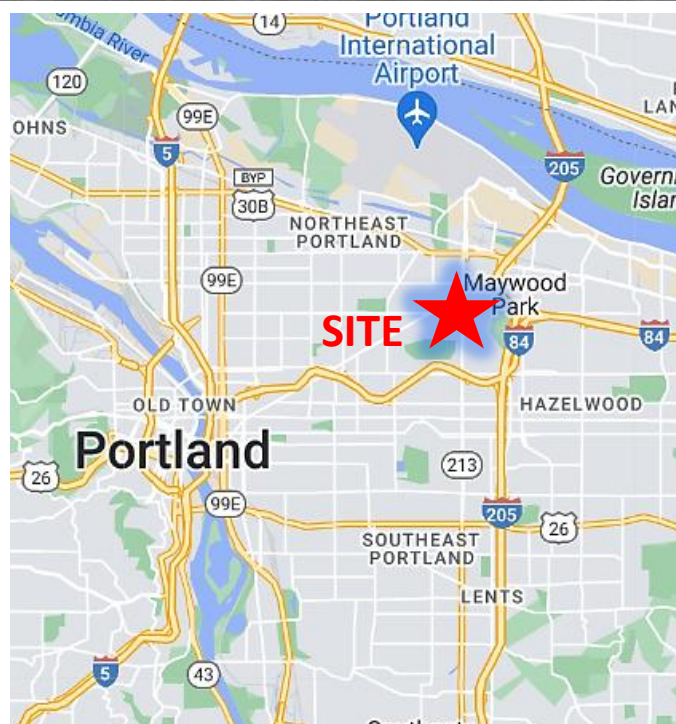
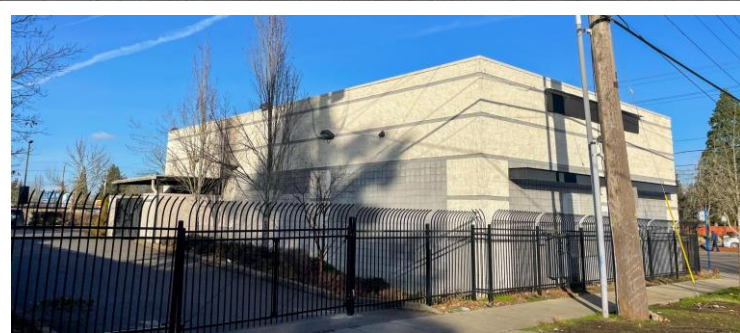
FOR LEASE

OWNER-USER OR LEASED INVESTMENT OPPORTUNITY

3311 NE 82nd Ave | Portland, OR 97220



12725 SW 66th Avenue, Suite 202, Tigard, OR
503.367.0516 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Built in 2012
- 3,000 SF retail
- .31 acres, fully fenced
- Leased to 7-11 through August 2027
- Tenant covers all expenses
- Annual rent of \$119,790
- Sale price: \$1,980,000

FOR MORE INFORMATION:

Steve Hunker, Vice President/Broker
steve@fg-cre.com

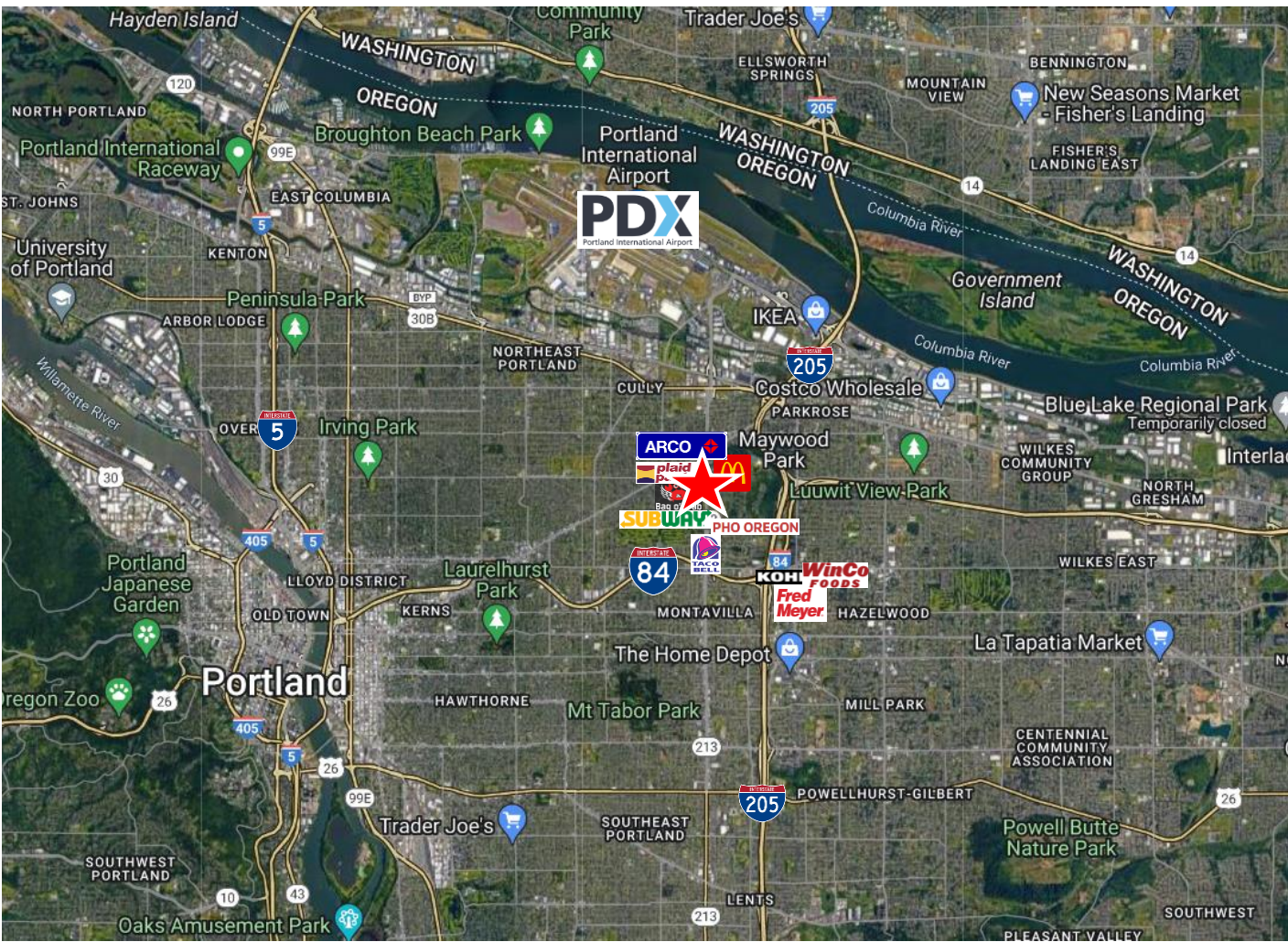
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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	16,593	139,884	407,242
2028 Projected Population	16,181	137,339	404,426
Est. Average Household Income	\$94,327	\$102,894	\$98,662
Est. Total Businesses	599	9,596	27,318
Est. Total Employees	4,306	57,617	220,462

Average Daily Traffic

NE 82nd Ave @ NE Fremont St N – 20,074
NE 82nd Ave @ NE Siskiyou St S – 23,892
NE Fremont St @ NE 82nd Ave E – 14,971



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.