

# FOR LEASE

## DIXON SQUARE

105 W Main Street | Battle Ground, WA 98604

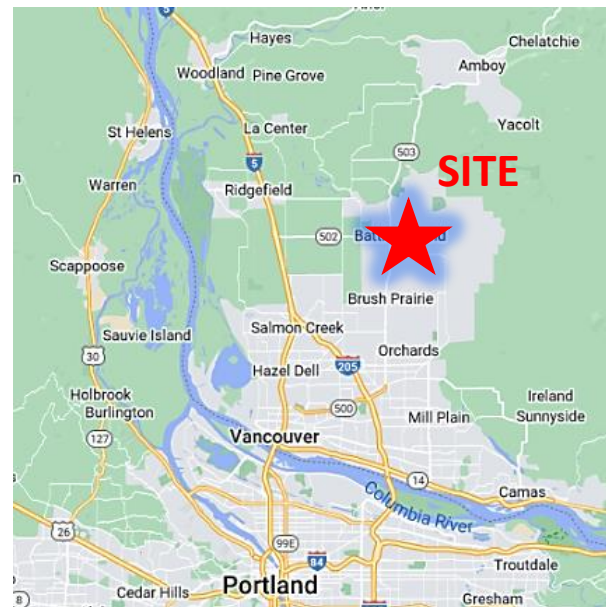


900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com



## PROPERTY HIGHLIGHTS

- Dixon Square is a multi-tenant office building, directly off Main Street in Battle Ground, Washington, near Battle Ground High School
- Availability:
  - Suite 204/204A: 211 SF, \$575/month full service
  - Suite 210:120 SF, \$300/month full service
  - Suite 211:120 SF, \$300/month full service
- Single office suites
- +/- 25 parking spaces
- Blocks from dining, retail, medical, and other essential services
- Built in 1994



### FOR MORE INFORMATION:

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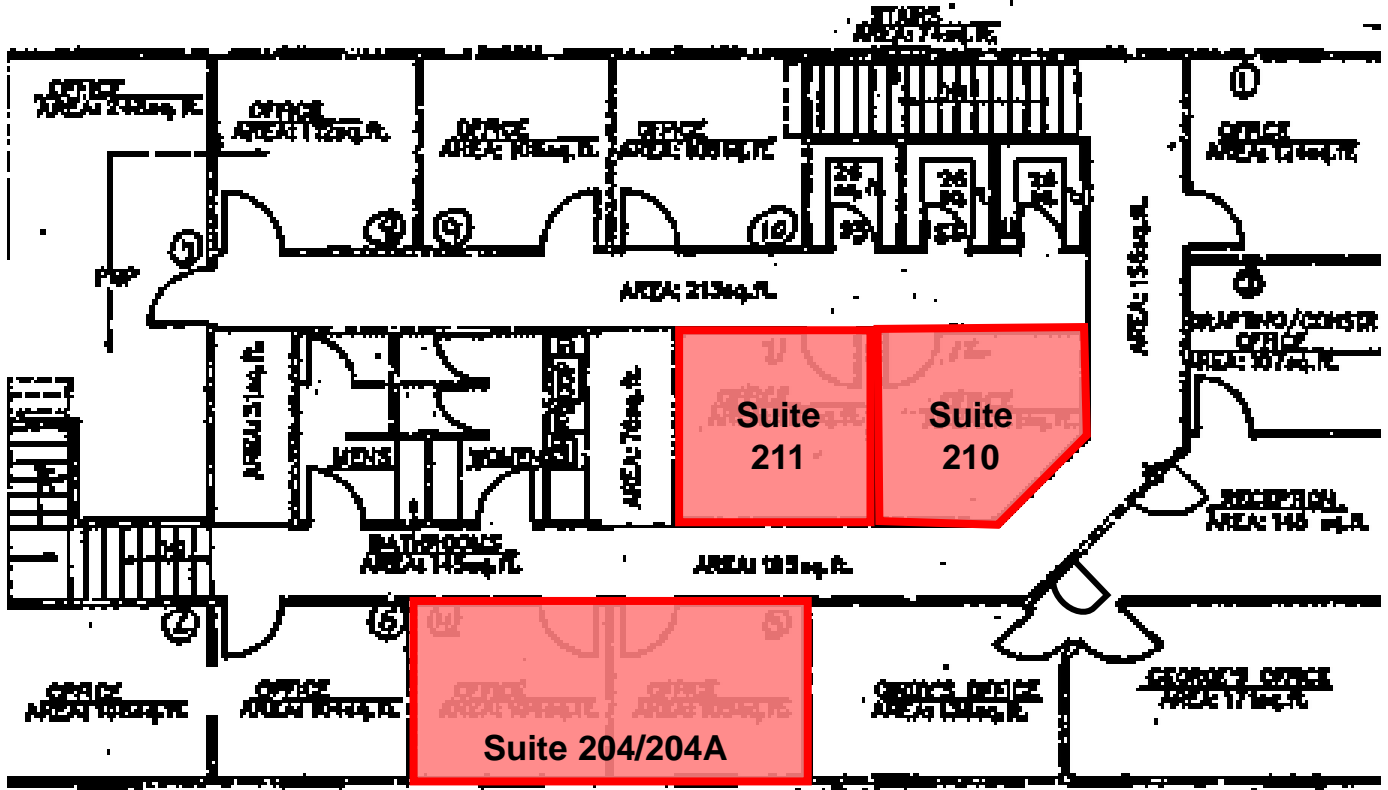
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### 2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	13,394	29,968	45,341
2028 Projected Population	14,111	31,419	47,321
Est. Average Household Income	\$95,294	\$106,895	\$114,192
Daytime Employment	4,853	7,149	9,365

### Traffic Counts

- W Main St @ SW 3<sup>rd</sup> Ave W – 15,254
- E Main St @ SE 1<sup>st</sup> Ave E – 11,354
- W Main St @ NW 5<sup>th</sup> Ave W – 15,665
- W Main St @ NW 5<sup>th</sup> Ave E – 17,628

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.