

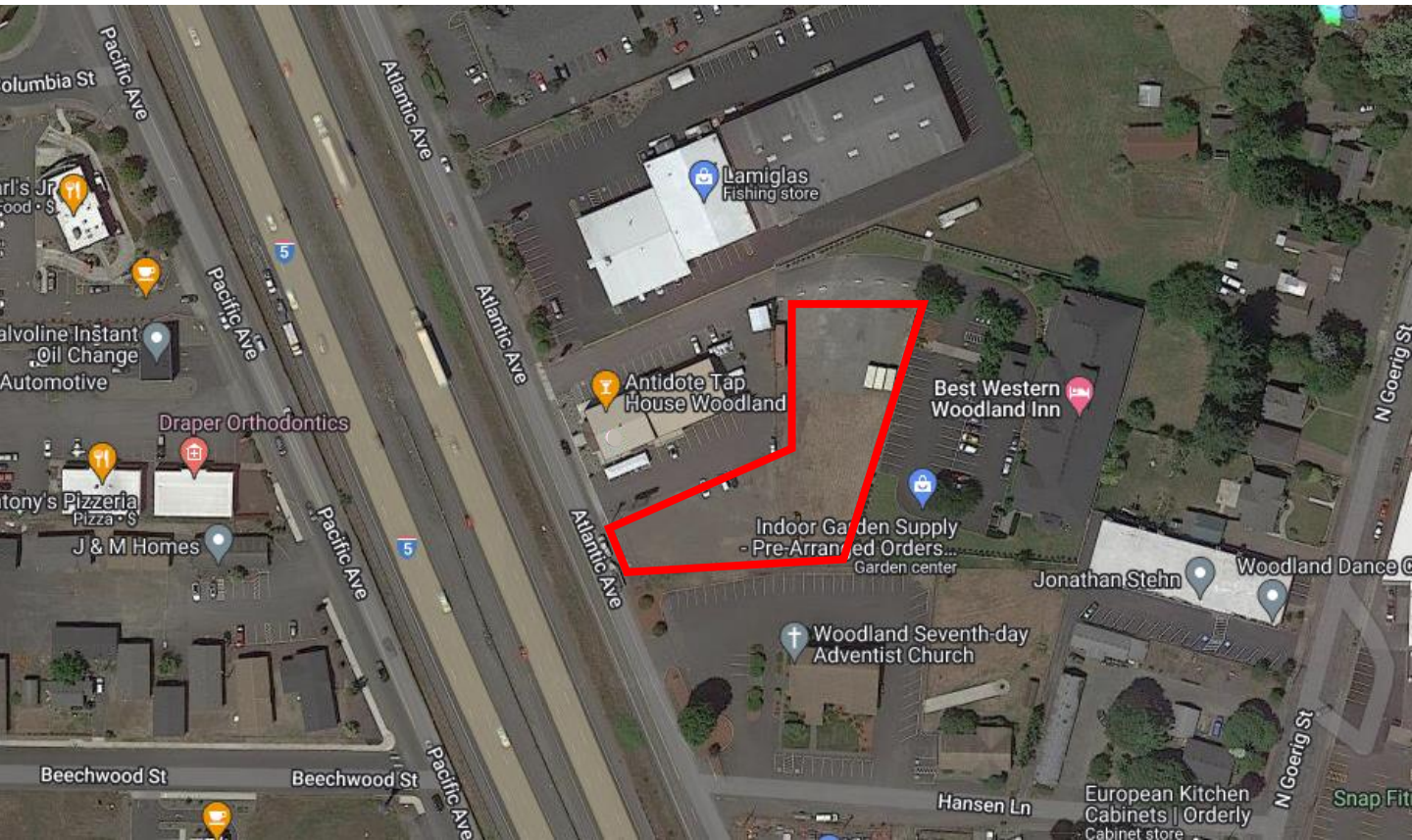
FOR LEASE

0.75 ACRES C-2 ZONED LAND

1350 Atlantic Avenue | Woodland, WA 98674

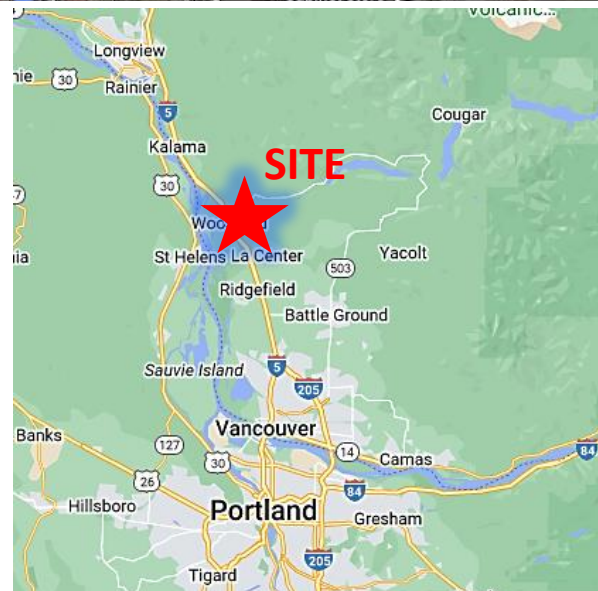


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Approx 33,000 SF (approx. 0.75 acres) of land zoned Hwy Commercial (C-2) available for lease
- Located along Atlantic Ave in Woodland, the property features exceptional visibility to I-5
- Property can be split into front and back portions
- Owner would consider fencing all or part of the property depending on overall lease terms
- Owner would consider additional tenant improvements depending on overall lease terms
- Property available for lease for \$3,500/month (or \$2,000/month for the front portion and \$1,500/month for the back portion)



FOR MORE INFORMATION:

Paul Young

360.597.0565 | pyoung@fg-cre.com

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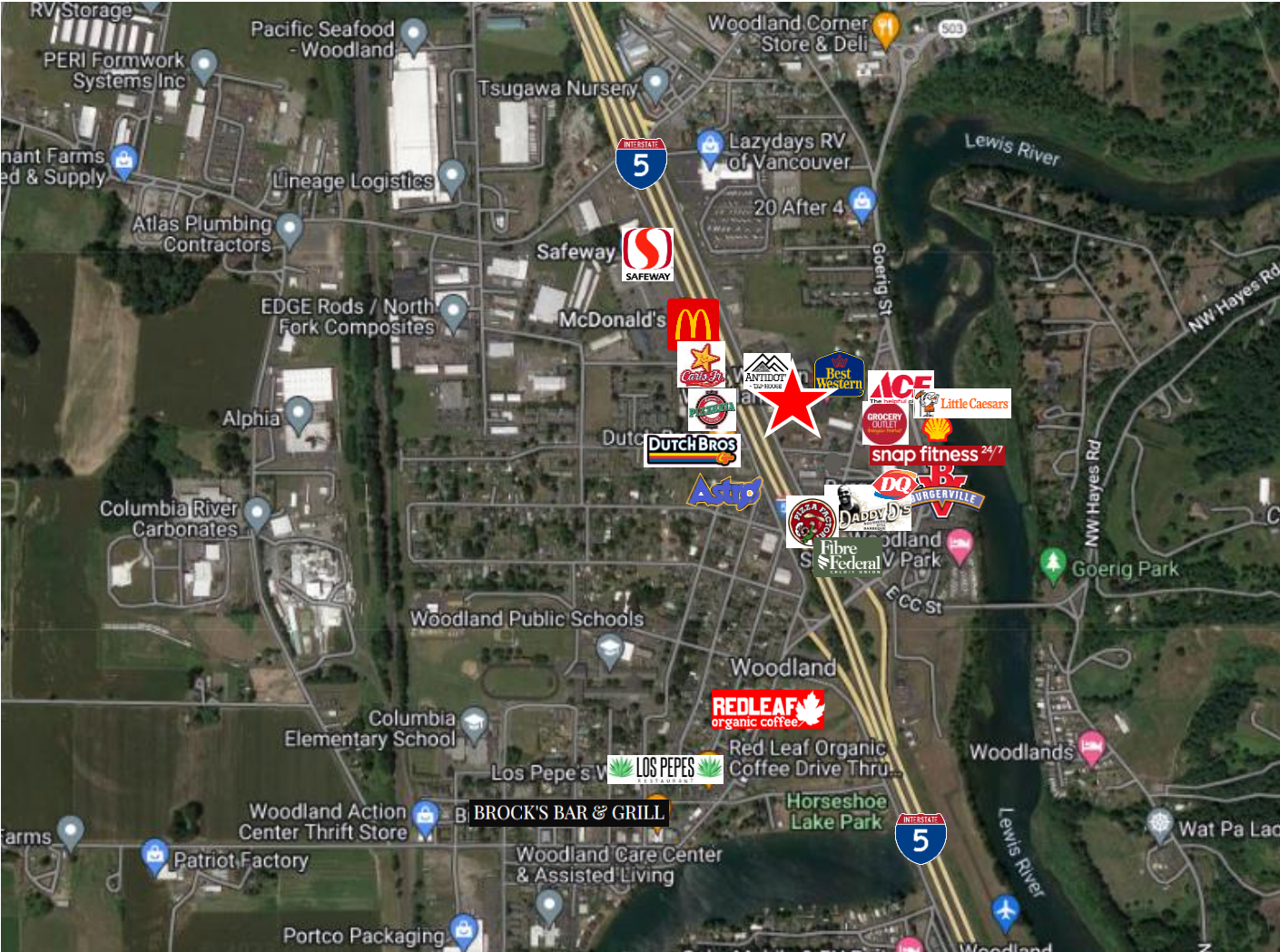
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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	4,130	10,197	25,464
2028 Projected Population	4,284	10,562	26,311
Est. Average Household Income	\$83,445	\$93,186	\$95,783
Est. Total Businesses	334	492	1,027
Est. Total Employees	3,115	5,021	9,644

Average Daily Traffic

- Lewis River Rd @ Goerig St N – 13,985
- Lewis River Rd @ Millard Ave NE – 14,535
- I-5 @ Lewis River Rd NW – 59,387

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.