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 olumbia St Lamiglas

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louse Woodland

11

Indoor Garden Supply Pre-Arran ,ed Orders...

Woodland Seventh-day Adventist Church

Pre-Arran/

Best Western

Woodland Inn

Hansen Ln

PROPERTY HIGHLIGHTS

Beechwood St

Draper Orthodontics

alvoline Instant Oil Change

tony's Pizzeria

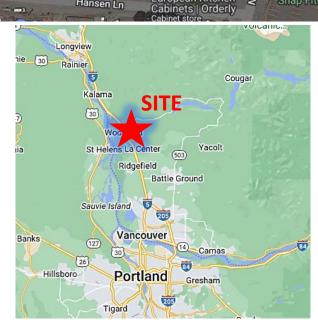
J & M Homes

Beechwood St

Approx 33,000 SF (approx. 0.75 acres) of land zoned Hwy Commercial (C-2) available for lease

Hamic Ave

- 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)



Jonathan Stehn

European Kitchen

Woodland Dance

2

FOR MORE INFORMATION:

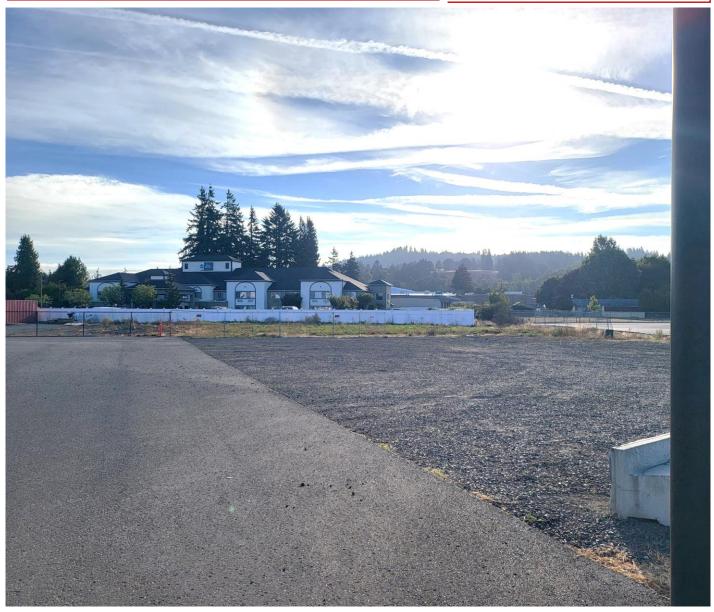
Paul Young 360.597.0565 | pyoung@fg-cre.com

FOR LEASE 0.75 ACRES C-2 ZONED LAND

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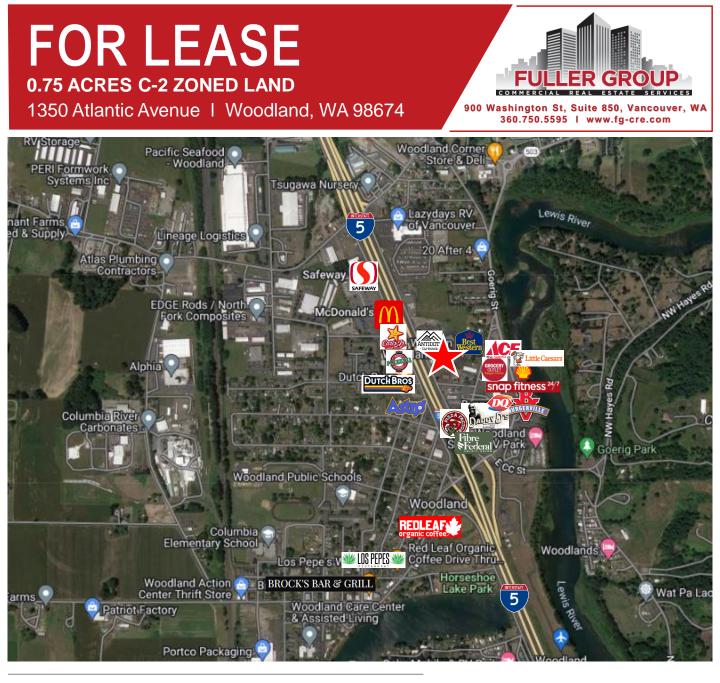
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2023 DEMOGRAPHICS

	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

<u>Average Daily Traffic</u> 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.