

High-Traffic Location with Signage Opportunities

5341 SOUTHEAST MCLOUGHLIN BOULEVARD PORTLAND, OR 97202



FOR SALE
& LEASE



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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.



PROPERTY DESCRIPTION

Unique opportunity to own or lease frontage along Southeast McLoughlin. The building has a broad commercial employment zone that will suit both retail and industrial users who benefit from high-traffic locations with ample signage opportunities.

PROPERTY HIGHLIGHTS

- 1,200 SF of office
- 3,450 SF of covered storage (easily converted to exterior secured yard space or more parking)
- 14' ceiling heights
- 4 grade loading doors
- 27 parking spaces (1.15/1,000 sf)

OFFERING SUMMARY

Sale Price:	\$2,499,000
Lease Rate:	Call For Rates
Available SF:	9,920 SF
Building Size:	9,920 SF
Lot Size:	0.65 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	445	1,685	6,965
Total Population	902	3,527	16,481
Average HH Income	\$81,061	\$82,944	\$101,048



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LOCATION OVERVIEW

Located with frontage along Southeast McLoughlin, and within minutes of downtown Portland and all major freeways. Businesses' will enjoy fantastic marketing opportunities with ample signage along one of Portland's busiest thoroughfares.

TRAFFIC COUNT

TRAFFIC VOL.

DISTANCE

SE 20th Ave NW	51,622	0.03 mi
SE Insley St NW	47,357	0.07 mi
SE Harold St SE	48,225	0.07 mi



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