

FOR LEASE

4,394 SF | \$2.75/SF/MO. NNN

Stand-Alone Retail with Three Drive-Thrus

61379 S Hwy 97, Bend, OR 97702



ON THE HIGH VISIBILITY CORNER OF S HWY 97 AND POWERS RD



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FOR LEASE

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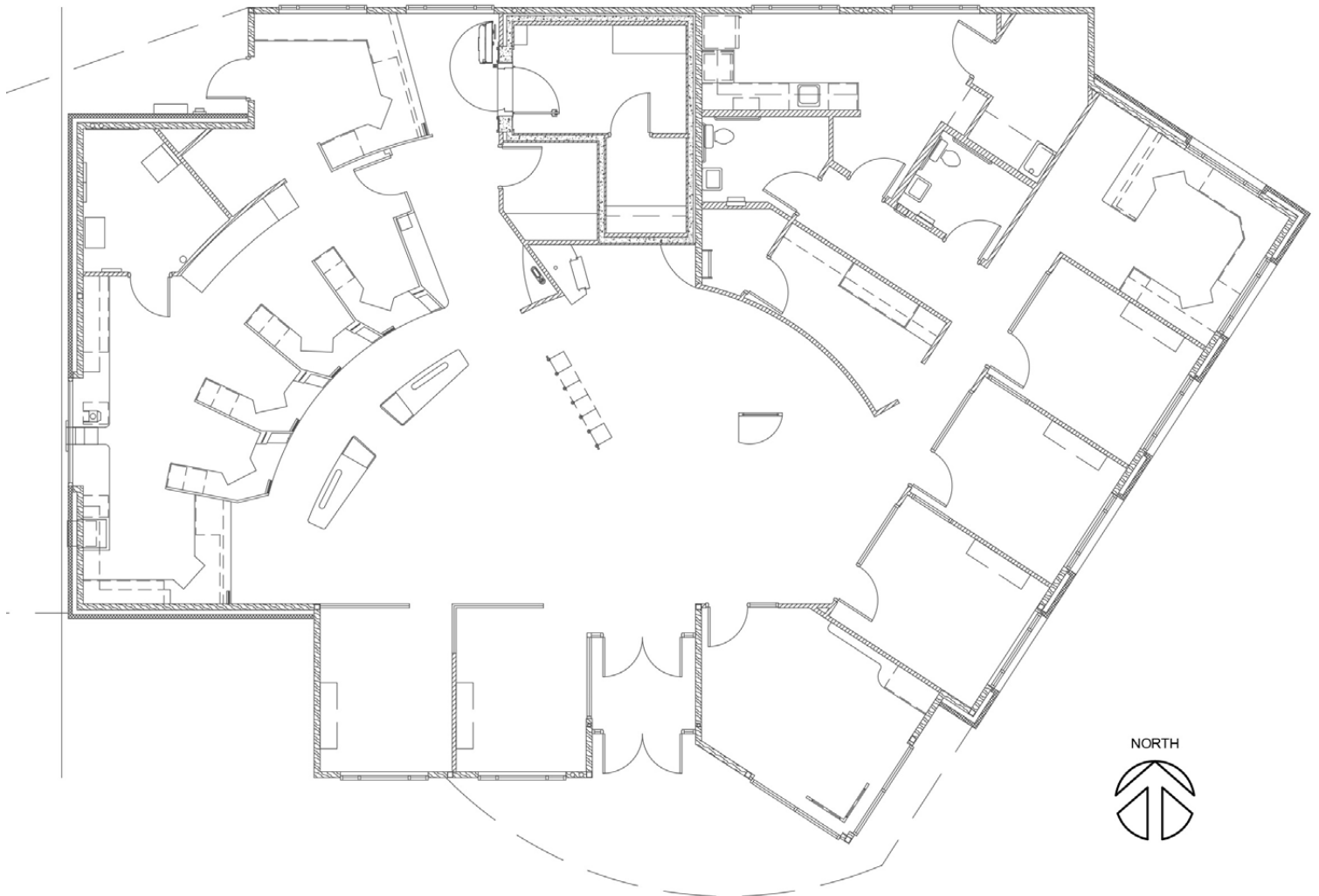
Stand-Alone Retail with Three Drive-Thrus

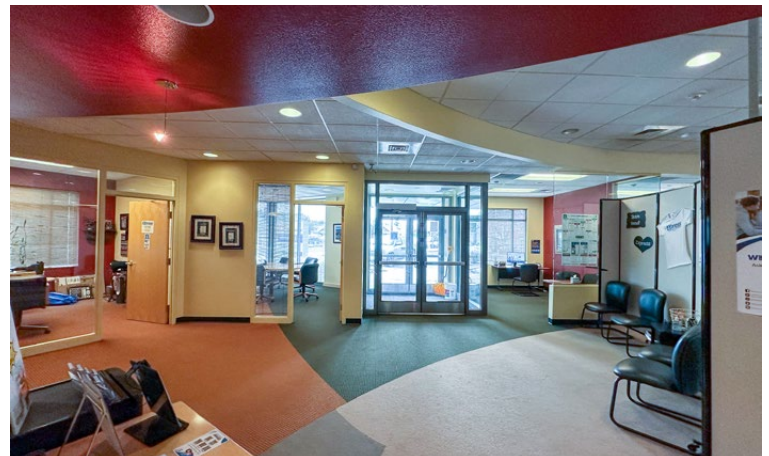
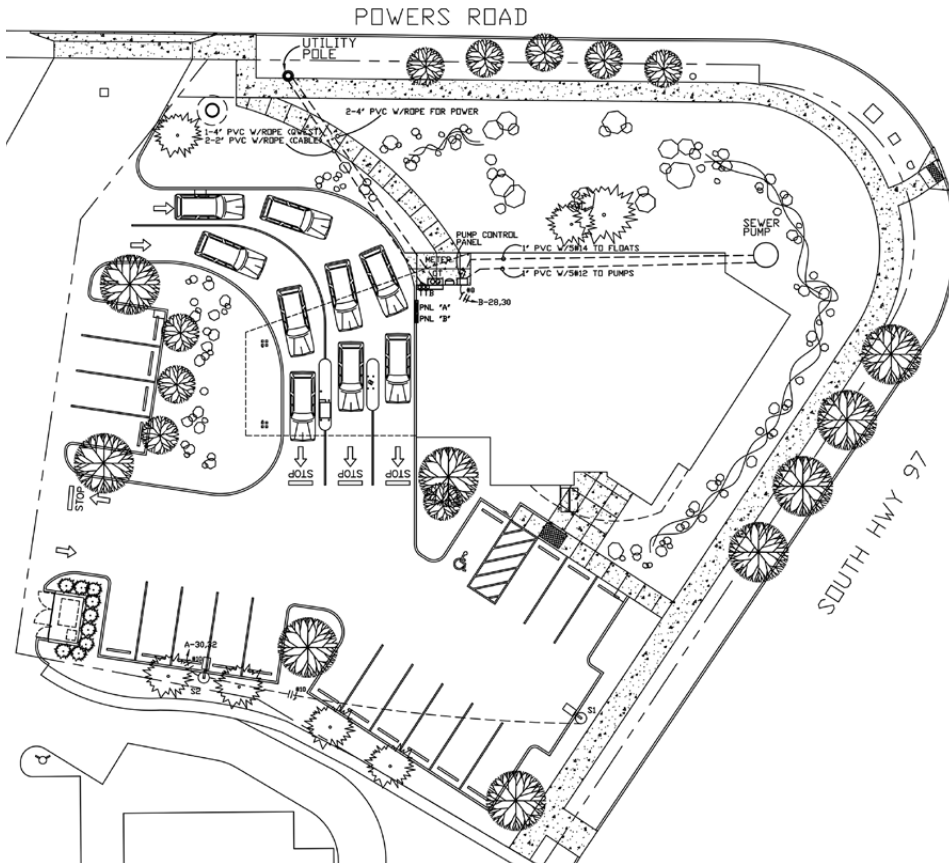
PROPERTY DETAILS

Bldg. Size:	4,394 SF
Lease Rate:	\$2.75/SF/Mo. NNN
NNN Exp.:	Est. at \$0.47/SF/Mo. <i>(taxes and insurance only)</i>
Lot Size:	0.68 Acres
Year Built:	2008
Zoning:	Commercial General (CG)
Parking:	19 onsite surface spaces
Date Avail.:	May 1, 2024

HIGHLIGHTS

- Located on the high visibility lighted intersection of S Hwy 97 and Powers Rd
- Six private offices, conference room, open space, breakroom, restrooms, copier room, and a vault
- Prominent building signage
- Ideal for a bank or pharmacy
- Traffic counts of almost 9,000 AADT on Powers Rd and 20,000 AADT on S Hwy 97 (3rd Street)
- Great access to Hwy 97/Bend Parkway





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