

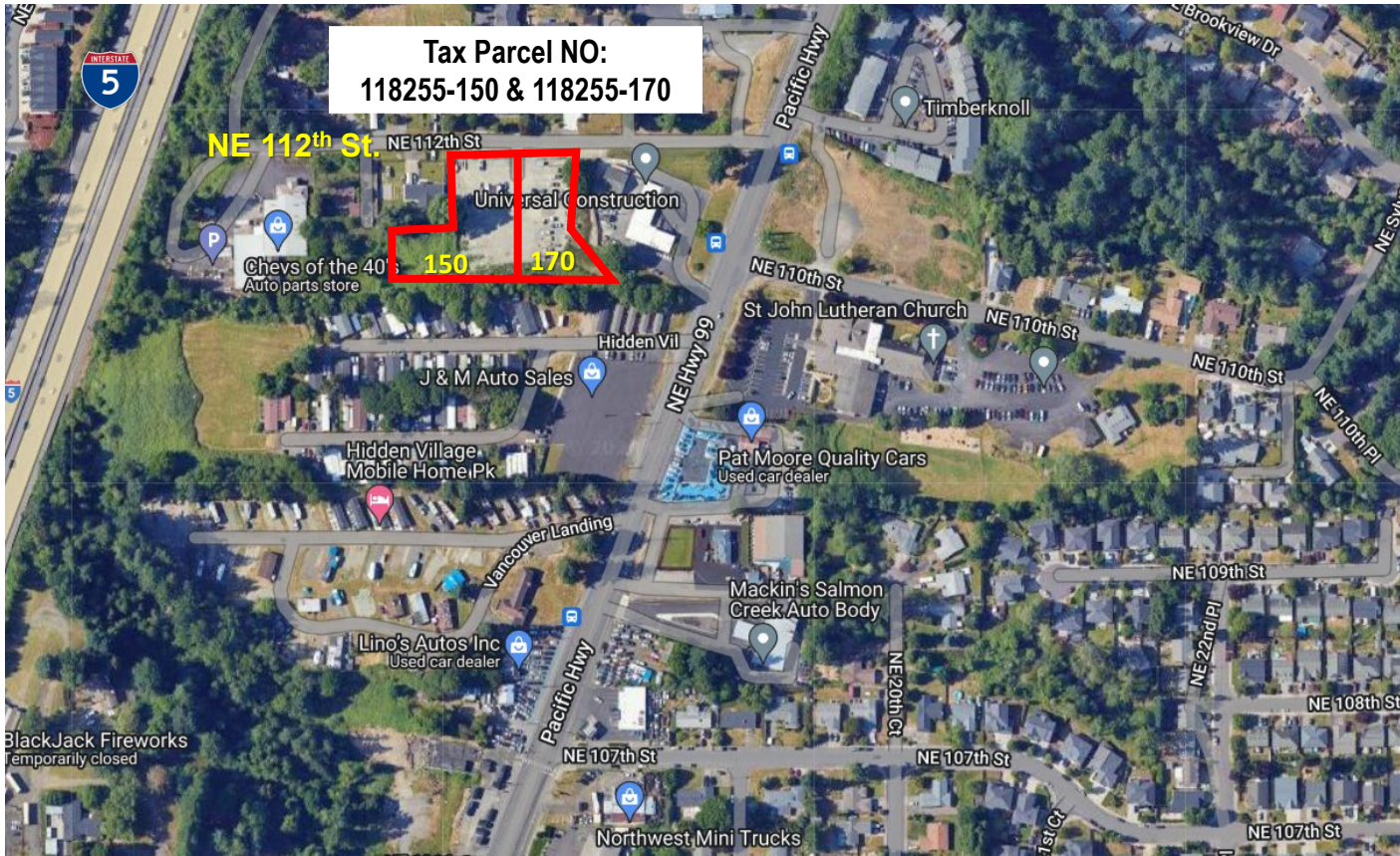
FOR SALE

DEVELOPMENT SITE

NE HWY 99 & NE 112th St. | Vancouver, WA 98685



900 Washington St, Suite 850, Vancouver, WA
360.597.0574 | www.fg-cre.com

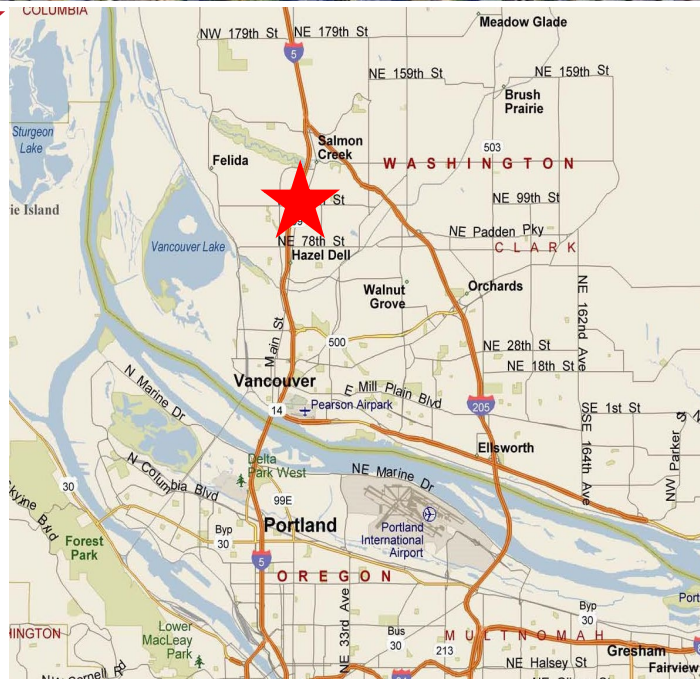


PROPERTY HIGHLIGHTS

- Tax Parcel NO: 18255-150 & 118255-170
- Parcel Size: 2.41 acres
- Zoning: General Commercial (GC) Clark County [Zoning Code](#)
- Sale Price: \$2,499,000
- Includes third party reports, survey, and environmental
- Ground lease income: \$5,000-\$6,000 on month-to-month leases

FOR MORE INFORMATION:

Eric Fuller, CCIM | 360.597.0564 | efuller@fg-cre.com
KC Fuller | 360.597.0569 | kfuller@fg-cre.com



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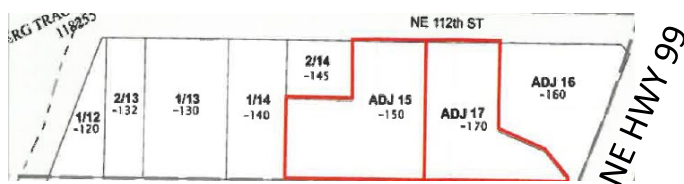
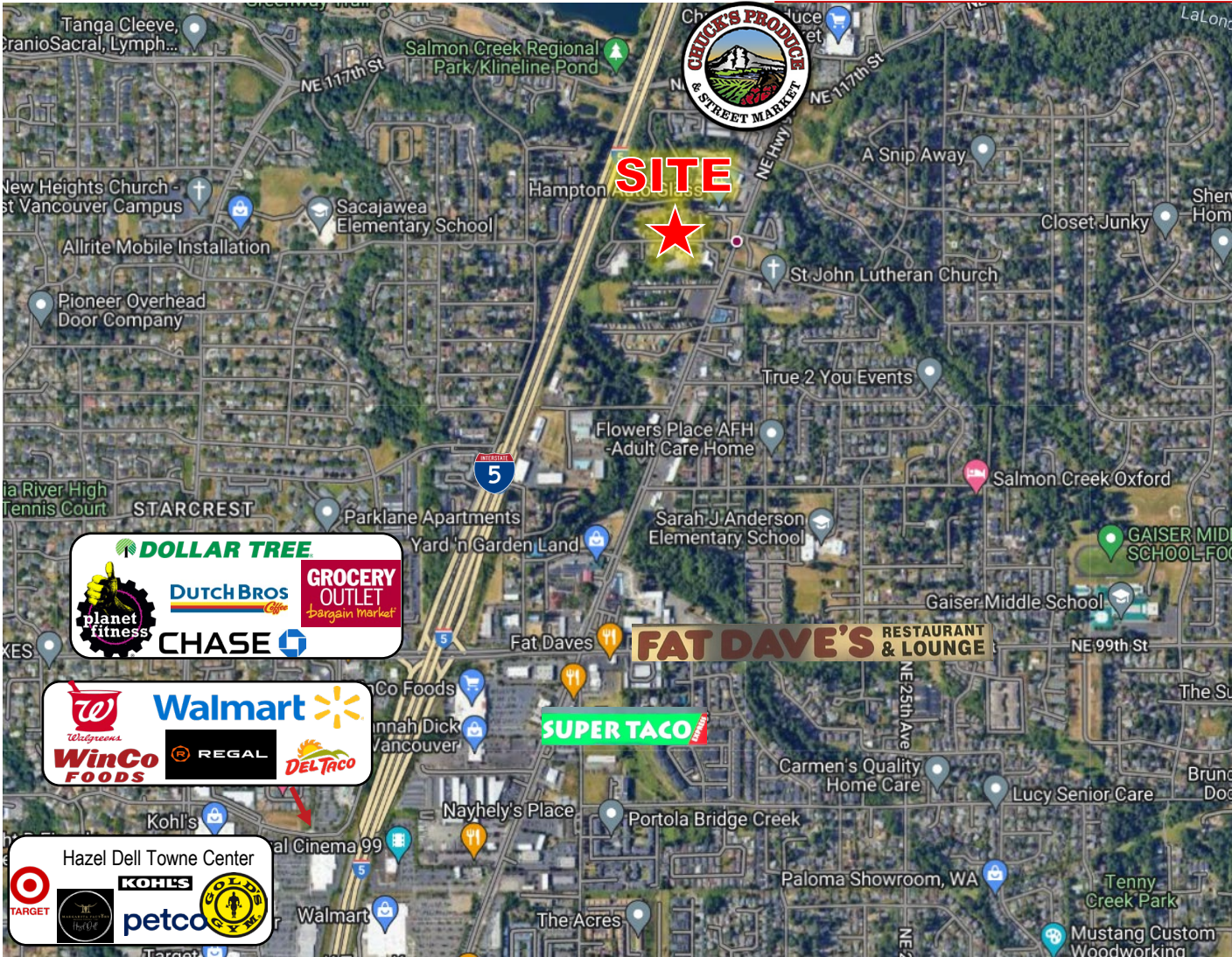
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Traffic Counts

Hwy 99 & 102nd St. NE – 16,445
I-5 & NE 99th Street SW – 77,833
NE 99th St. & NE Hwy 99 W – 15,057

2024 Demographics

	1-Mile	3-Mile	5-Mile
Est. Population	14,101	86,389	191,672
Avg. Household Income	\$87,596	\$109,504	\$98,783
Daytime Employment	4,592	27,975	61,903

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.