

FOR LEASE or B2S



FLORENCE CENTER RETAIL | HWY 101 - FLORENCE, OREGON

LAND FOR LEASE or BUILD-TO-SUIT

- EXCELLENT OPPORTUNITY TO HAVE PRESENCE IN MAJOR RETAIL CENTER ON OREGON COAST
- AVAILABLE PAD SITE: 30,600 SQUARE FEET
- Pylon Signage
- EXCELLENT PARKING
- HIGH VISIBILITY LOCATION ON OREGON COAST HWY 101

*Call for pricing and additional information*

*For more information contact:*

**TIM CAMPBELL**  
timc@campbellre.com  
(541) 484-2214

Licensed in the State of Oregon



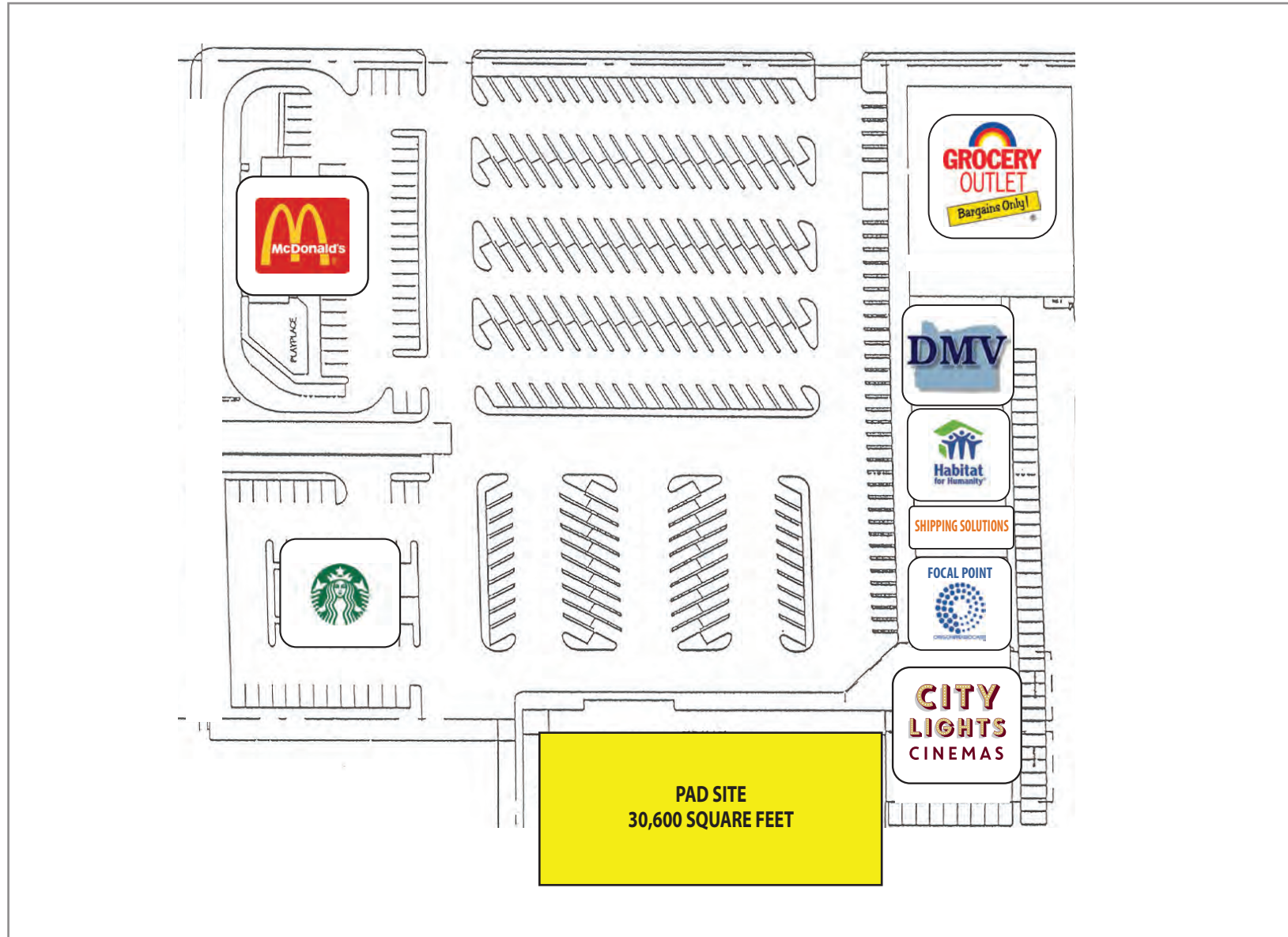
www.campbellre.com

**SUZANNE KINTZLEY**  
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(541) 484-2214

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# PROPERTY SITE PLAN

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# TENANT AERIAL MAP



# CITY OVERVIEW

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## *Florence, Oregon*

Florence is a scenic coastal community situated at the confluence of the Siuslaw River and Pacific Ocean. Located along the Oregon Coast Hwy 101 and only one hour west of Eugene, Florence is a convenient and popular coastal destination.

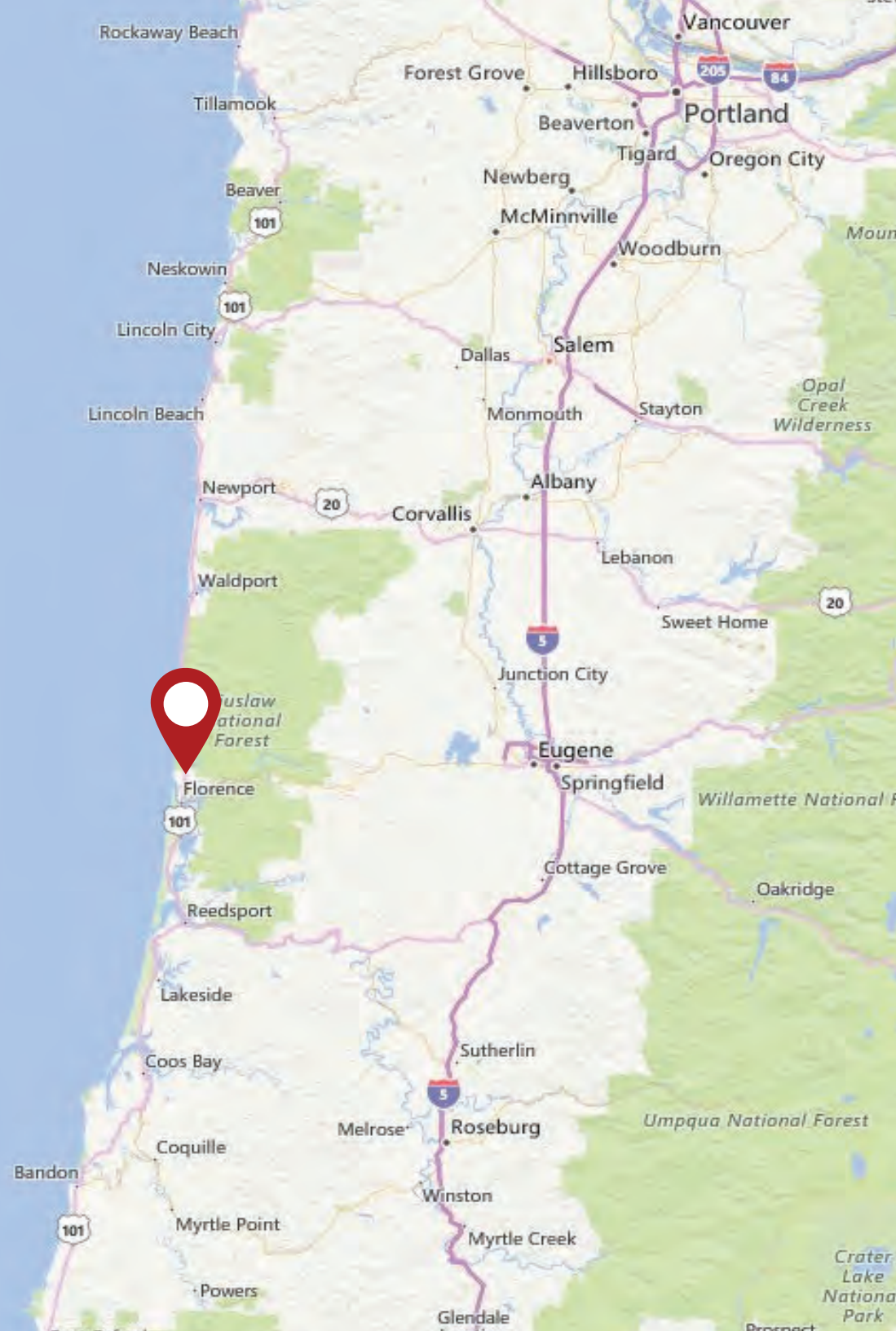
With its Historic Old Town shopping, beautiful beaches, picturesque riverfront vistas and coastal forests, Florence offers visitors and residents endless sightseeing and recreational activities.

The charming town is also a business-friendly community that is home to a diverse economy and versatile work force offering great schools, hospital, event center, community college, museums, library, restaurants and entertainment venues.

### **BUSINESS ADVANTAGES:**

- \$2 million in new urban development
- Low energy costs due to regionally generated power
- High quality infrastructure with fiber optic internet & 4G cellular
- 5 minute average commute time
- 1 hour drive from Eugene/Springfield





## FLORENCE RETAIL CENTER

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