

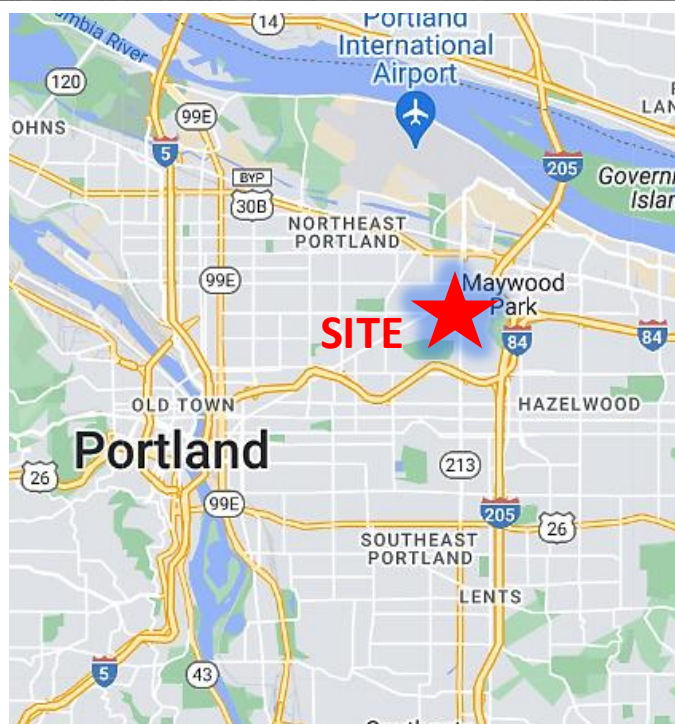
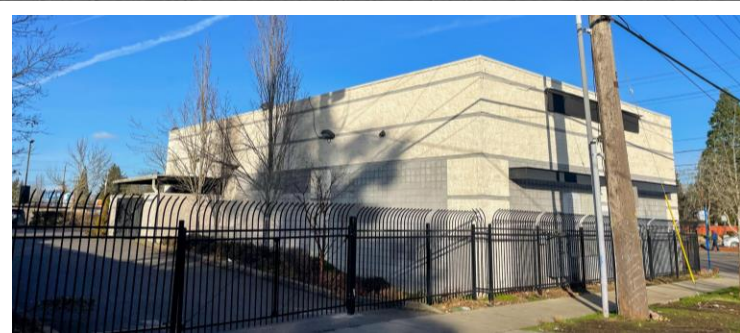
# FOR SALE

OWNER-USER OR LEASED INVESTMENT OPPORTUNITY

3311 NE 82<sup>nd</sup> Ave | Portland, OR 97220



4800 Meadows, Suite 300, Lake Oswego, OR  
503.367.0516 | [www.fg-cre.com](http://www.fg-cre.com)



## PROPERTY HIGHLIGHTS

- Built in 2012
- 3,000 SF retail
- .31 acres, fully fenced
- Leased to 7-11 through August 2027
- Tenant covers all expenses
- Annual rent of \$119,790
- Sale price: \$1,980,000

### FOR MORE INFORMATION:

**Steve Hunker**, Vice President/Broker  
[steve@fg-cre.com](mailto:steve@fg-cre.com)

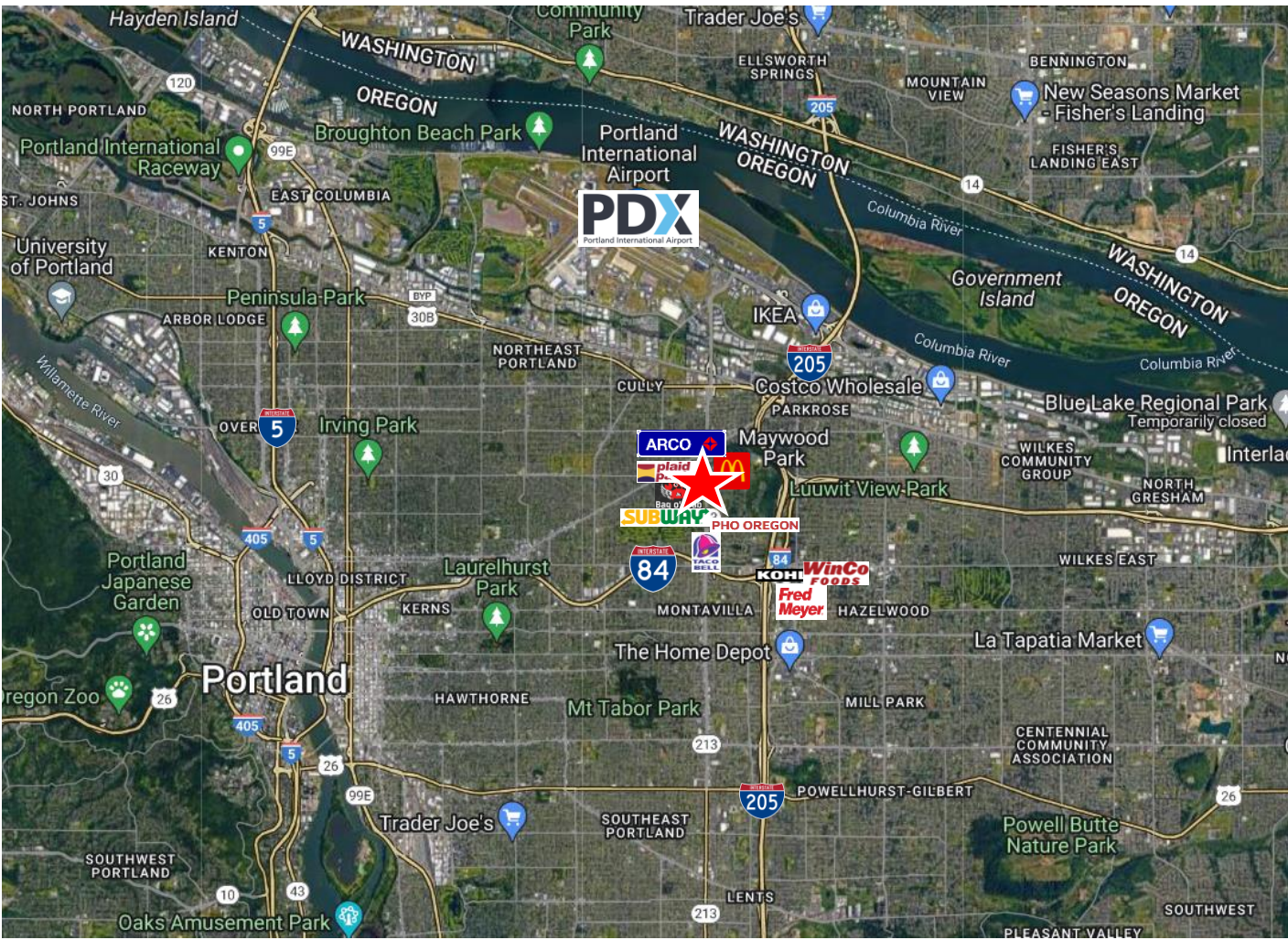
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## 2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	16,593	139,884	407,242
2028 Projected Population	16,181	137,339	404,426
Est. Average Household Income	\$94,327	\$102,894	\$98,662
Est. Total Businesses	599	9,596	27,318
Est. Total Employees	4,306	57,617	220,462

## Average Daily Traffic

NE 82<sup>nd</sup> Ave @ NE Fremont St N – 20,074  
NE 82<sup>nd</sup> Ave @ NE Siskiyou St S – 23,892  
NE Fremont St @ NE 82<sup>nd</sup> Ave E – 14,971



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.