

GODLEY BUILDING

101 E Park St, Grants Pass, OR 97527



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2

Property Info &
Disclaimer

3

Property Description

4

Property Photos

9

Demographic Analysis

20

Aerial & Location Report

GODLEY BUILDING

TABLE OF CONTENTS

GODLEY BUILDING

PROPERTY INFORMATION

PURCHASE PRICE

\$315,000.00

PROPERTY ADDRESS

*101 E Park St
Grants Pass, OR 97527*

PROPERTY SIZE

1,050 Sq. Ft.

LAND SIZE

0.12 Sq. Ft.

101 E Park St Grants
Pass, OR 97527

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



PROPERTY OVERVIEW

Prime your business for success at one of the busiest, most visible corners in town! This fully renovated 1,050 sq ft commercial building is truly move-in ready. Offering 4 private offices, 4 Ductless Heating/Air conditioning heads inside installed only a few years ago, a large conference room, welcoming front lobby, and two updated bathrooms, the layout is ideal for a variety of professional uses. Bright, inviting interiors feature newer paint inside and out, updated electrical, modern flooring, doors, and trim. Situated on a .12-acre lot with 9 paved parking spots, this high-traffic location delivers outstanding exposure and convenience for clients and staff alike.



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PROPERTY PHOTOS



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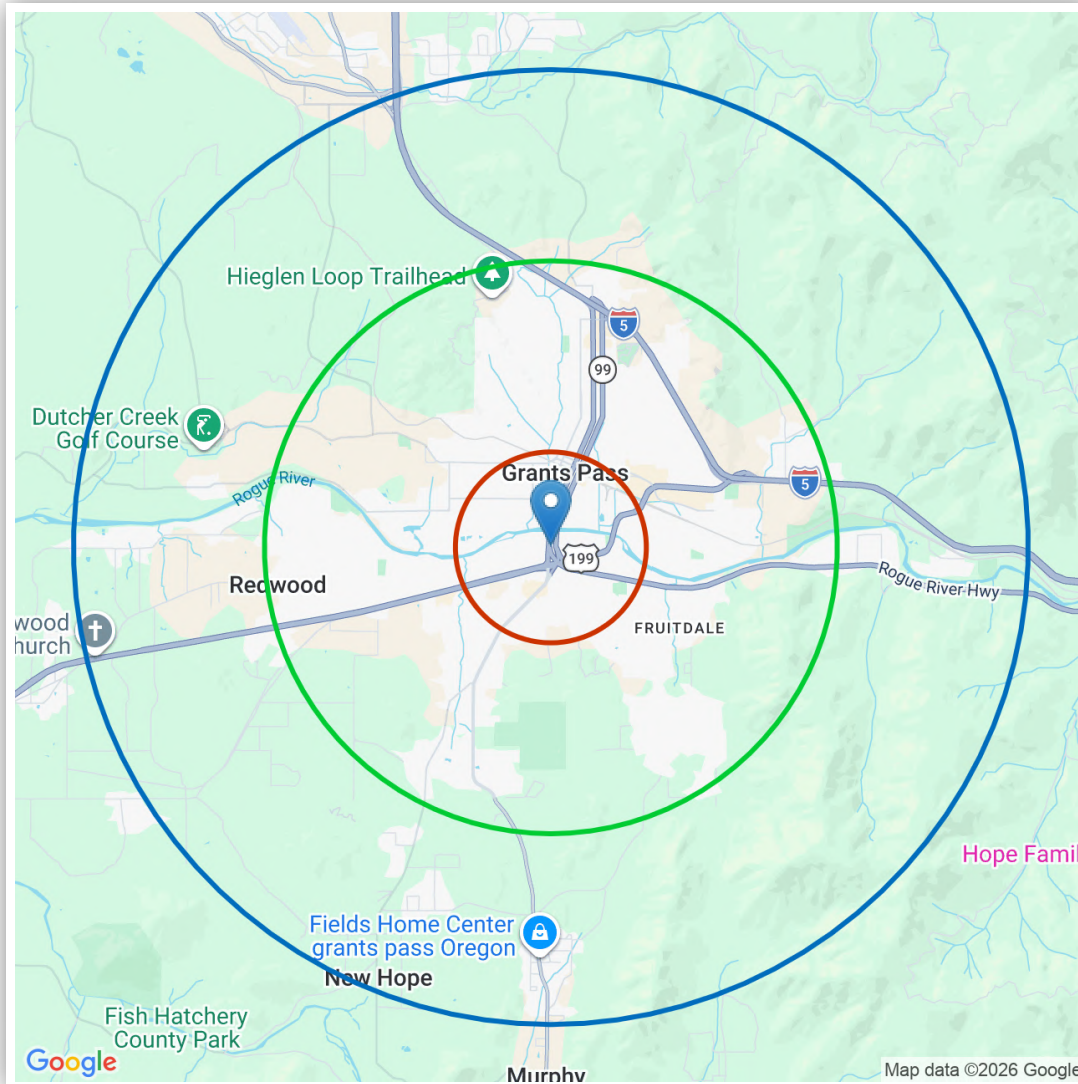


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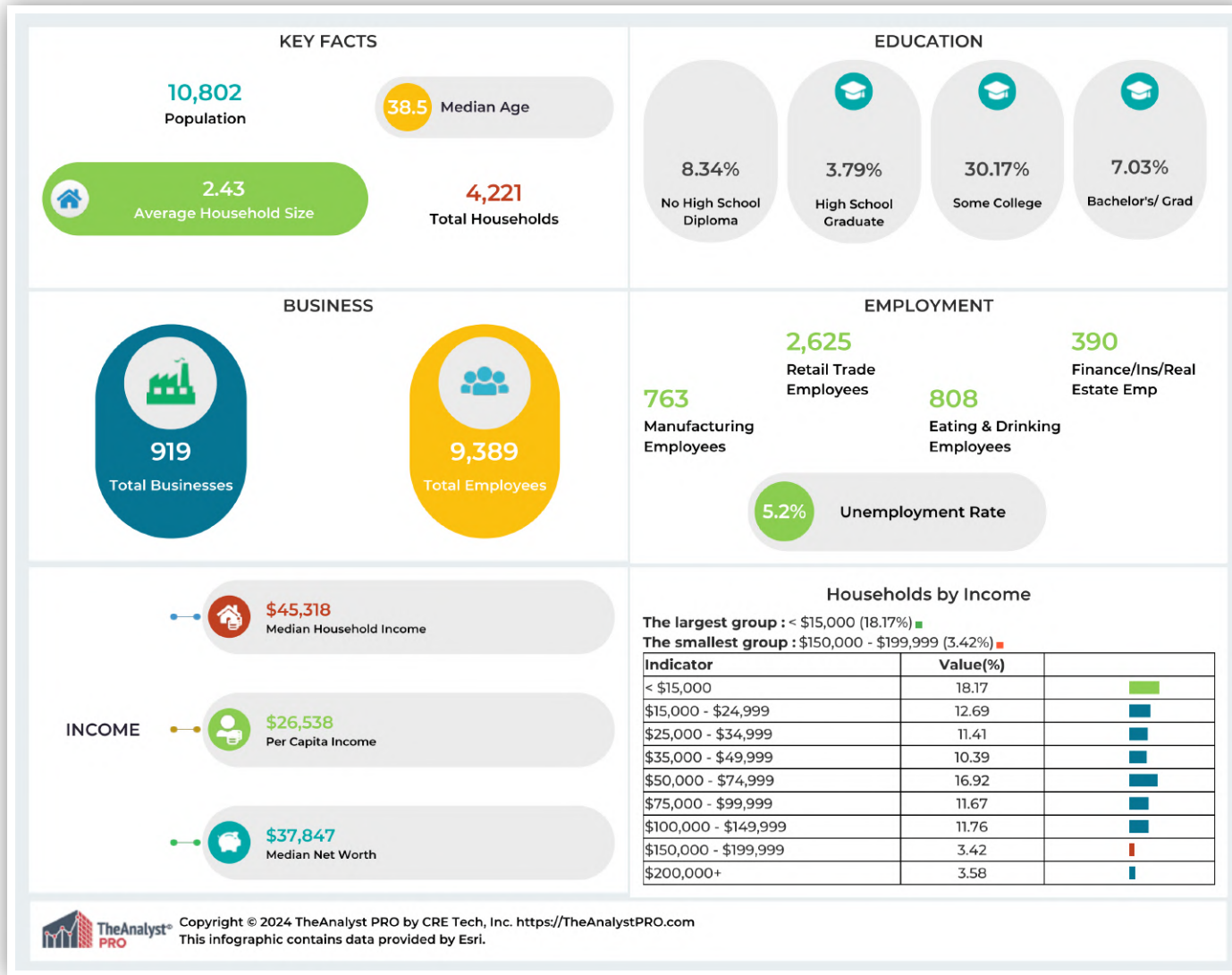
LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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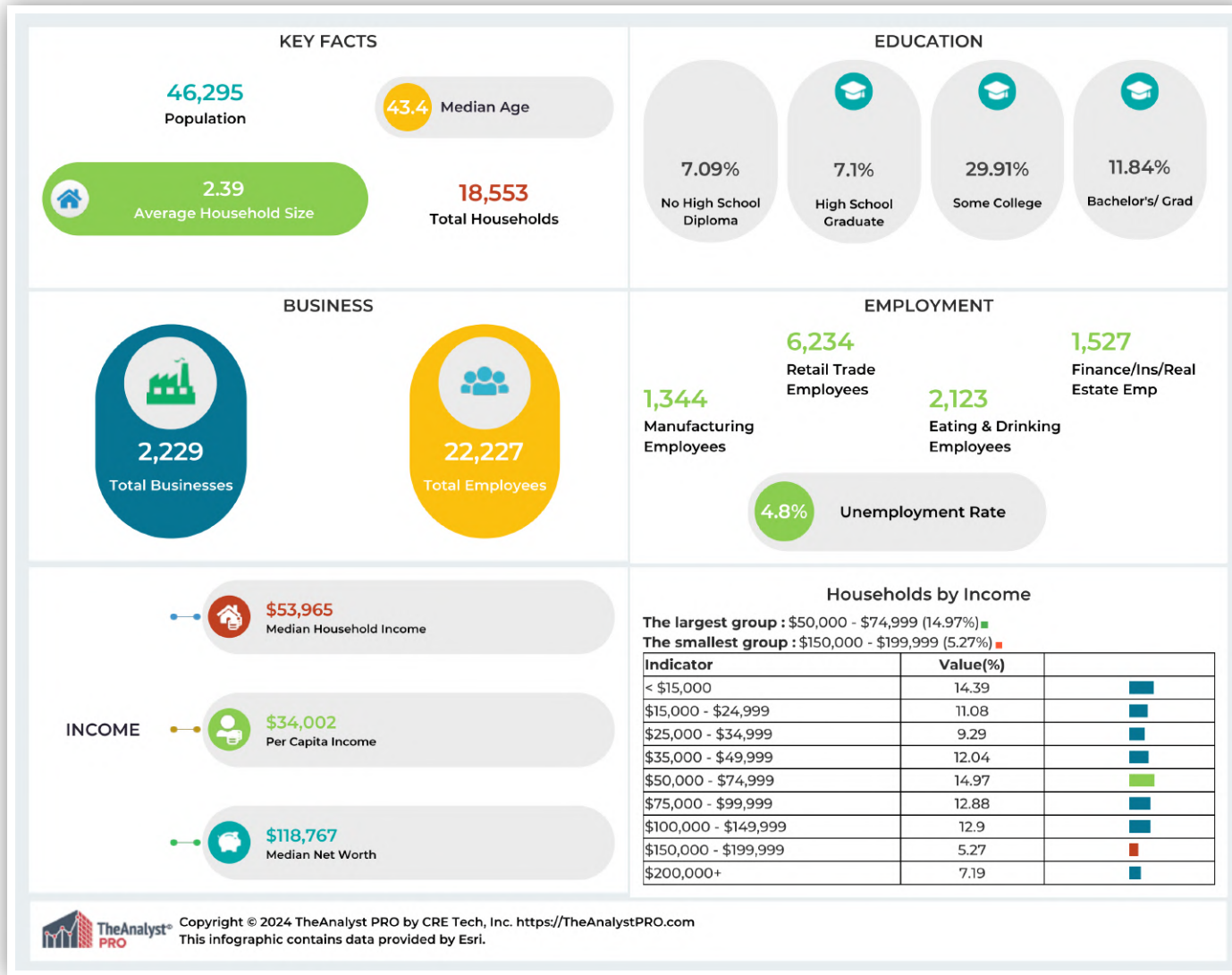
INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



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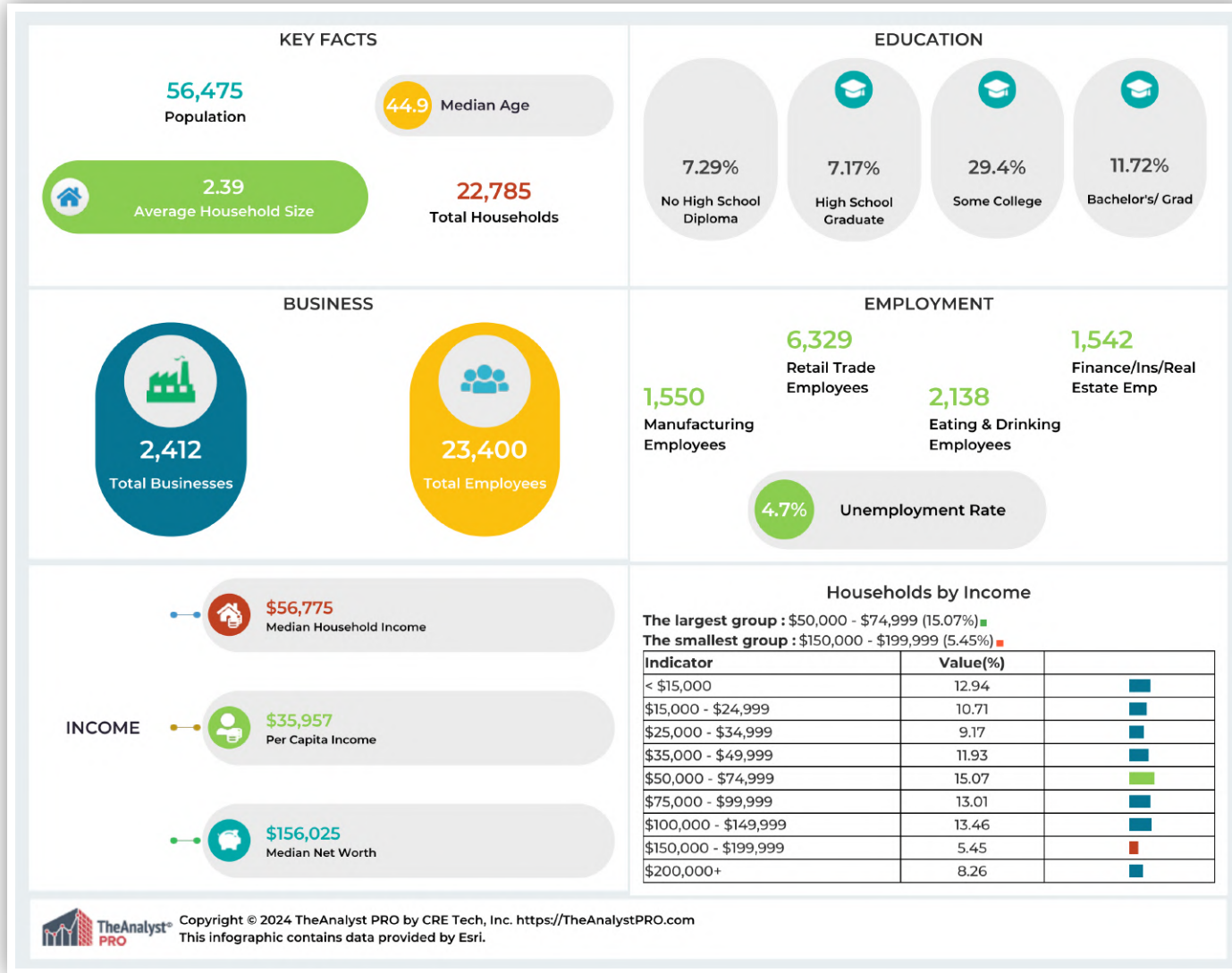
INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



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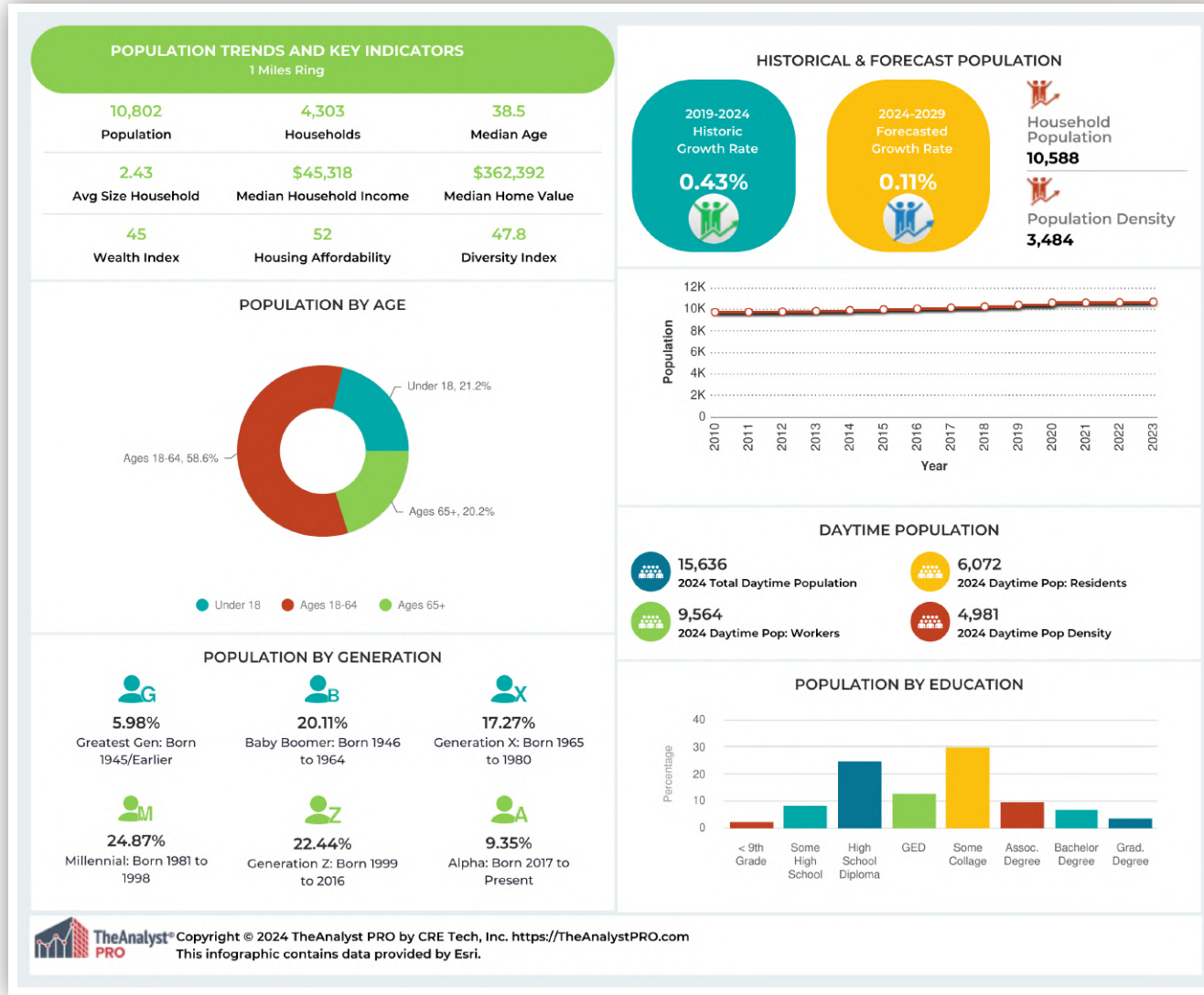
INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



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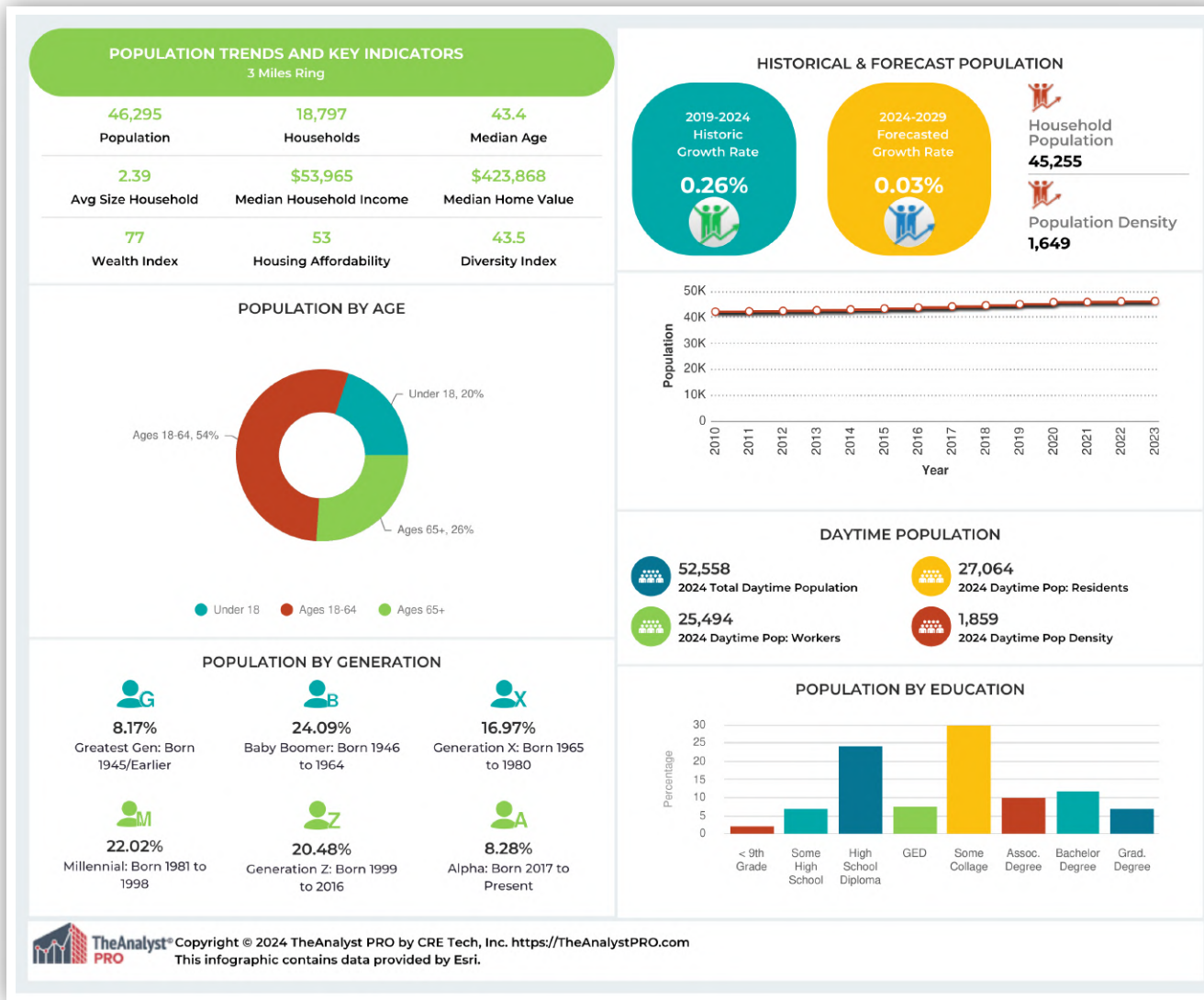
INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)



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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)



DAYTIME POPULATION

<p>52,558 2024 Total Daytime Population</p>	<p>27,064 2024 Daytime Pop: Residents</p>
<p>25,494 2024 Daytime Pop: Workers</p>	<p>1,859 2024 Daytime Pop Density</p>

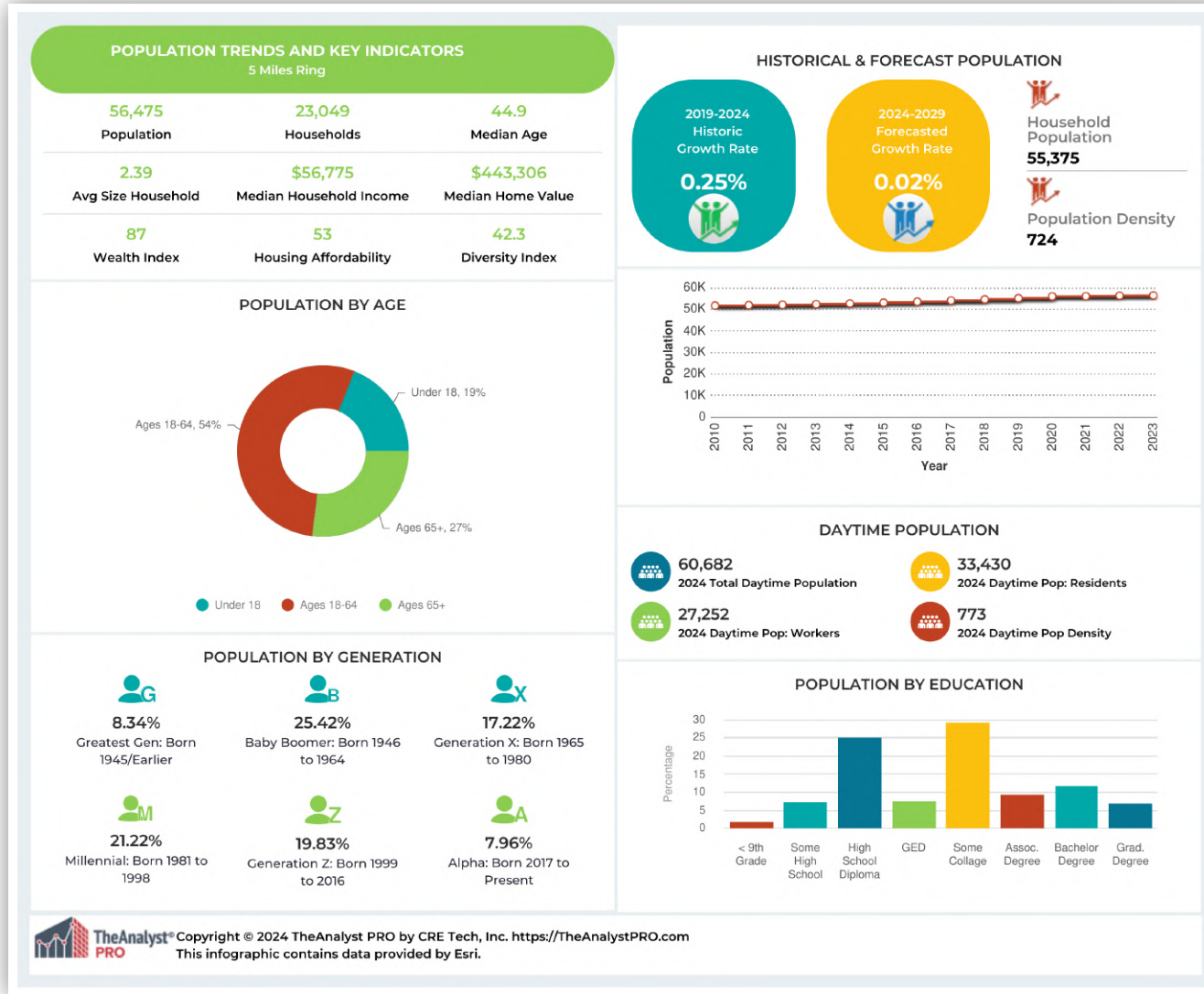
HISTORICAL POPULATION GROWTH

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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



DAYTIME POPULATION

60,682 2024 Total Daytime Population	33,430 2024 Daytime Pop: Residents
27,252 2024 Daytime Pop: Workers	773 2024 Daytime Pop Density

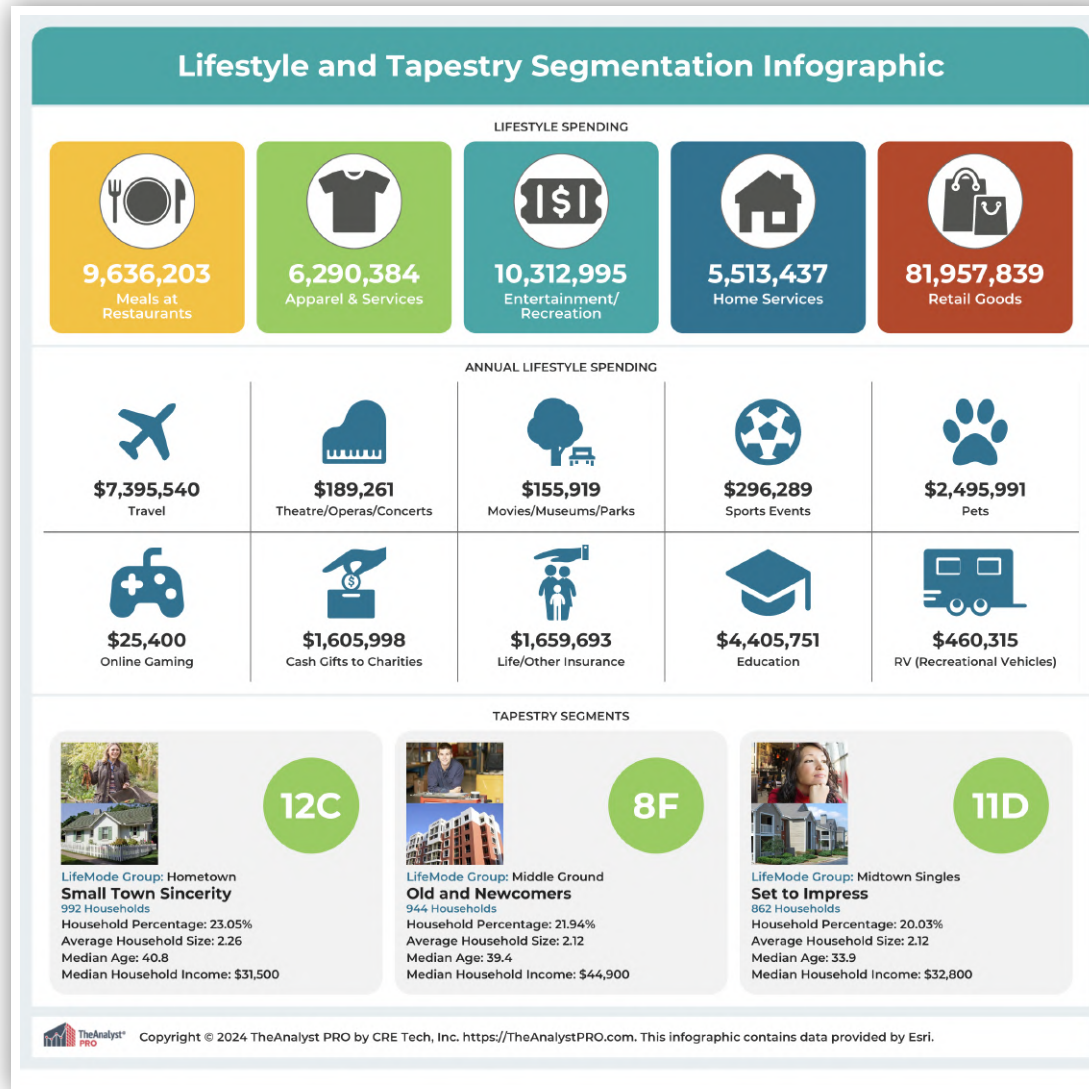
HISTORICAL & FORECAST POPULATION

Year	Population
2010	~50K
2011	~50K
2012	~50K
2013	~50K
2014	~50K
2015	~50K
2016	~50K
2017	~50K
2018	~50K
2019	~50K
2020	~50K
2021	~50K
2022	~50K
2023	~50K
2024	~50K
2025	~50K
2026	~50K
2027	~50K
2028	~50K
2029	~50K

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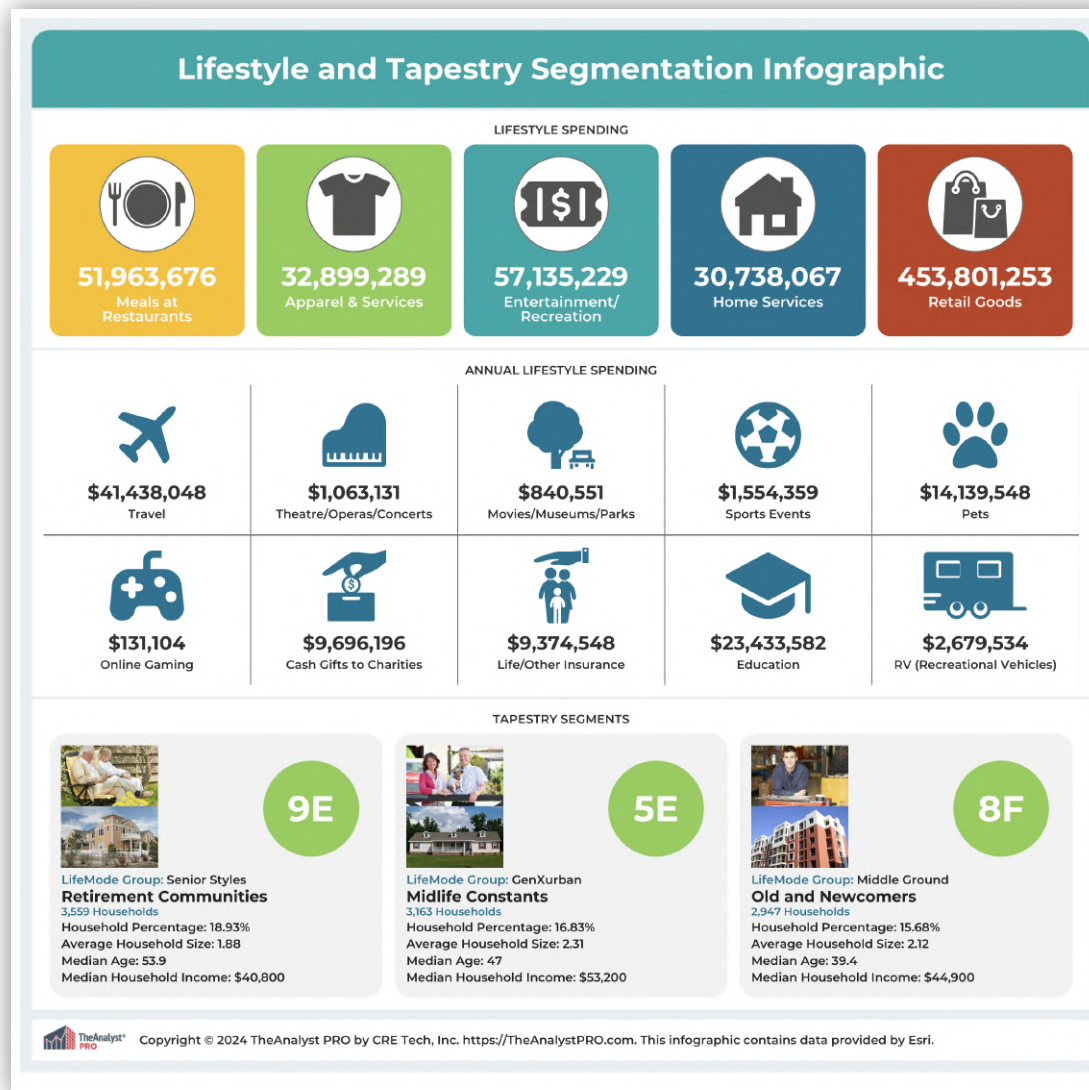
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)



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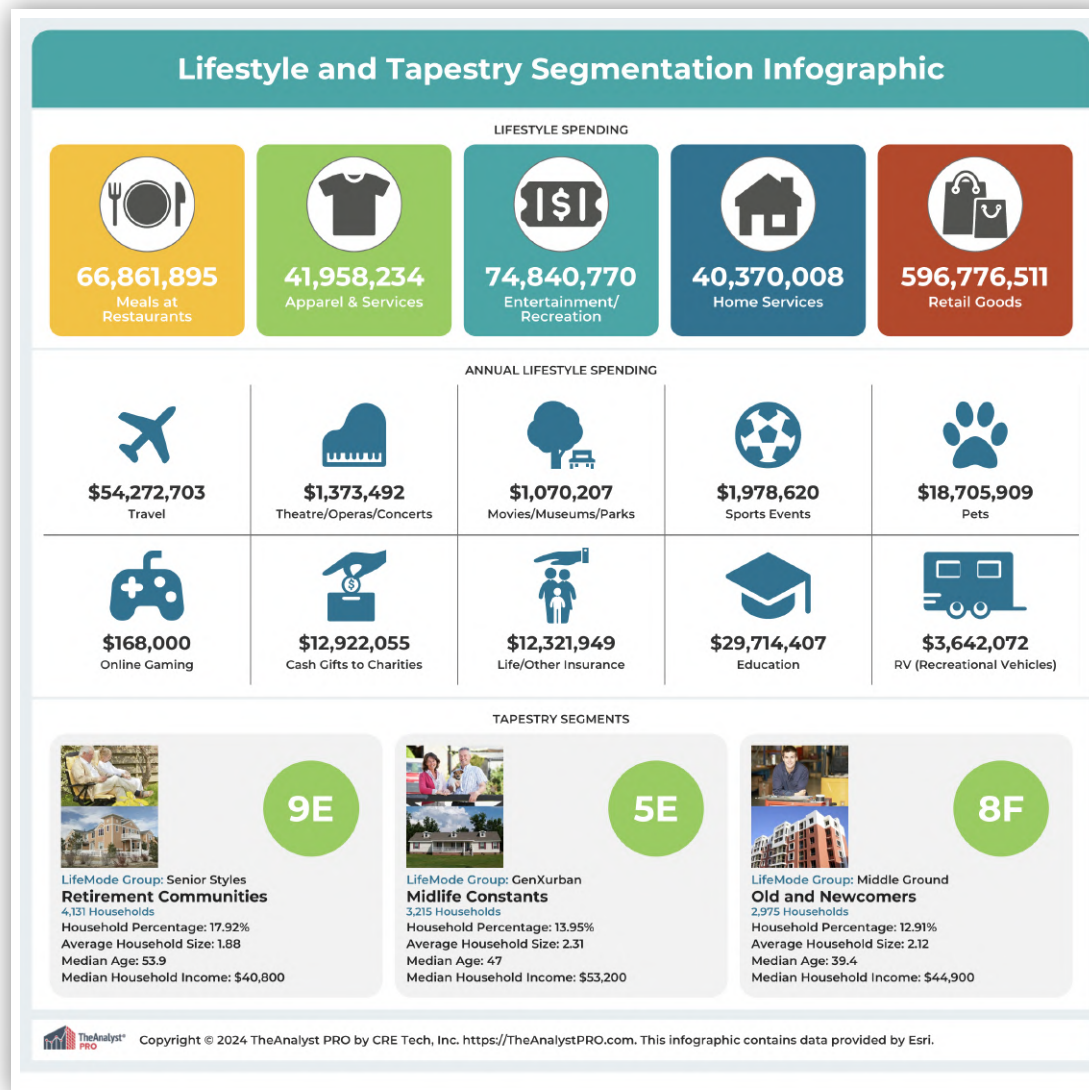


INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)



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INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)

Segment 1B (Professional Pride)

Segment 1C (Boomburbs)

Segment 1D (Savvy Suburbanites)

Segment 1E (Exurbanites)

Segment 2A (Urban Chic)

Segment 2B (Pleasantville)

Segment 2C (Pacific Heights)

Segment 2D (Enterprising Professionals)

Segment 3A (Laptops and Lattes)

Segment 3B (Metro Renters)

Segment 3C (Trendsetters)

Segment 4A (Soccer Moms)

Segment 4B (Home Improvement)

Segment 4C (Middleburg)

Segment 5A (Comfortable Empty Nesters)

Segment 5B (In Style)

Segment 5C (Parks and Rec)

Segment 5D (Rustbelt Traditions)

Segment 5E (Midlife Constants)

Segment 6A (Green Acres)

Segment 6B (Salt of the Earth)

Segment 6C (The Great Outdoors)

Segment 6D (Prairie Living)

Segment 6E (Rural Resort Dwellers)

Segment 6F (Heartland Communities)

Segment 7A (Up and Coming Families)

Segment 7B (Urban Villages)

Segment 7C (American Dreamers)

Segment 7D (Barrios Urbanos)

Segment 7E (Valley Growers)

Segment 7F (Southwestern Families)

Segment 8A (City Lights)

Segment 8B (Emerald City)

Segment 8C (Bright Young Professionals)

Segment 8D (Downtown Melting Pot)

Segment 8E (Front Porches)

Segment 8F (Old and Newcomers)

Segment 8G (Hardscrabble Road)

Segment 9A (Silver & Gold)

Segment 9B (Golden Years)

Segment 9C (The Elders)

Segment 9D (Senior Escapes)

Segment 9E (Retirement Communities)

Segment 9F (Social Security Set)

Segment 10A (Southern Satellites)

Segment 10B (Rooted Rural)

Segment 10C (Diners & Miners)

Segment 10D (Down the Road)

Segment 10E (Rural Bypasses)

Segment 11A (City Strivers)

Segment 11B (Young and Restless)

Segment 11C (Metro Fusion)

Segment 11D (Set to Impress)

Segment 11E (City Commons)

Segment 12A (Family Foundations)

Segment 12B (Traditional Living)

Segment 12C (Small Town Simplicity)

Segment 12D (Modest Income Homes)

Segment 13A (International Marketplace)

Segment 13B (Las Casas)

Segment 13C (NeWest Residents)

Segment 13D (Fresh Ambitions)

Segment 13E (High Rise Renters)

Segment 14A (Military Proximity)

Segment 14B (College Towns)

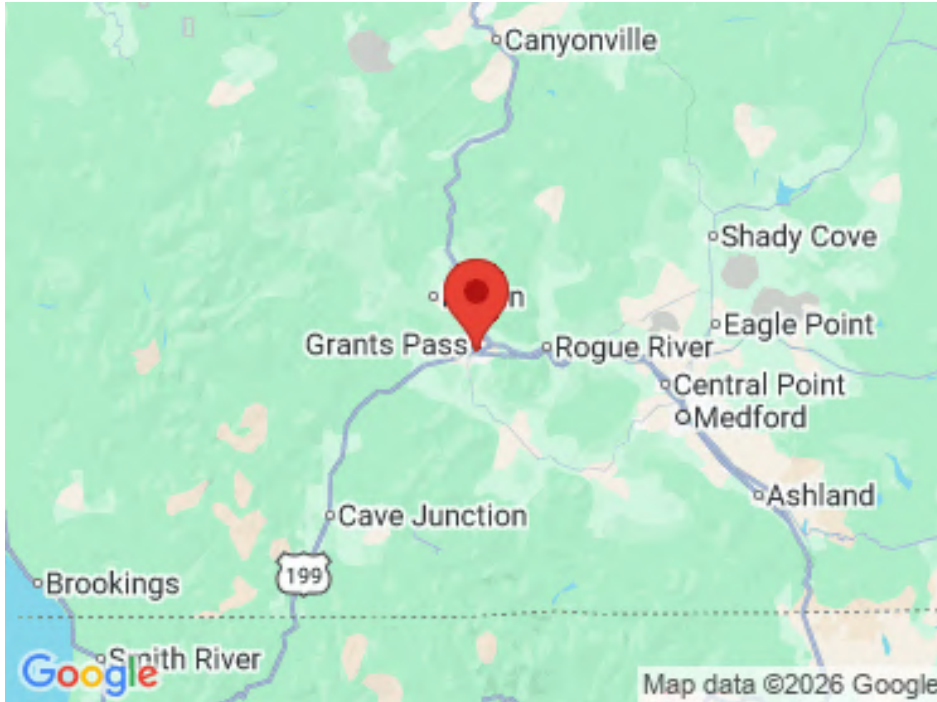
Segment 14C (Dorms to Diplomas)

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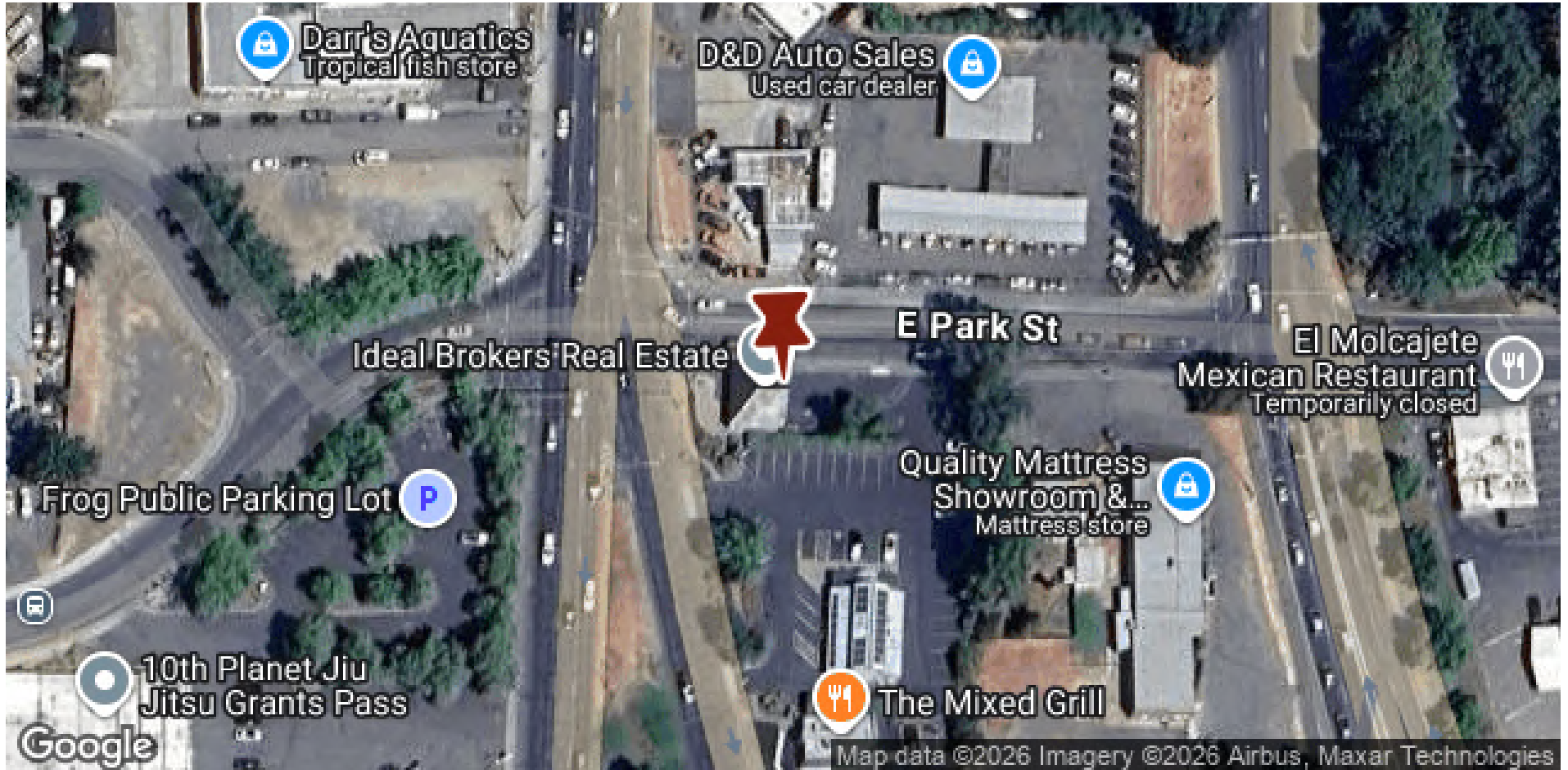
RE/MAX
COMMERCIAL

AREA LOCATION MAP



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AERIAL ANNOTATION MAP



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STREET VIEW MAP



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