

# FOR SALE

1.5 ACRES GENERAL COMMERCIAL

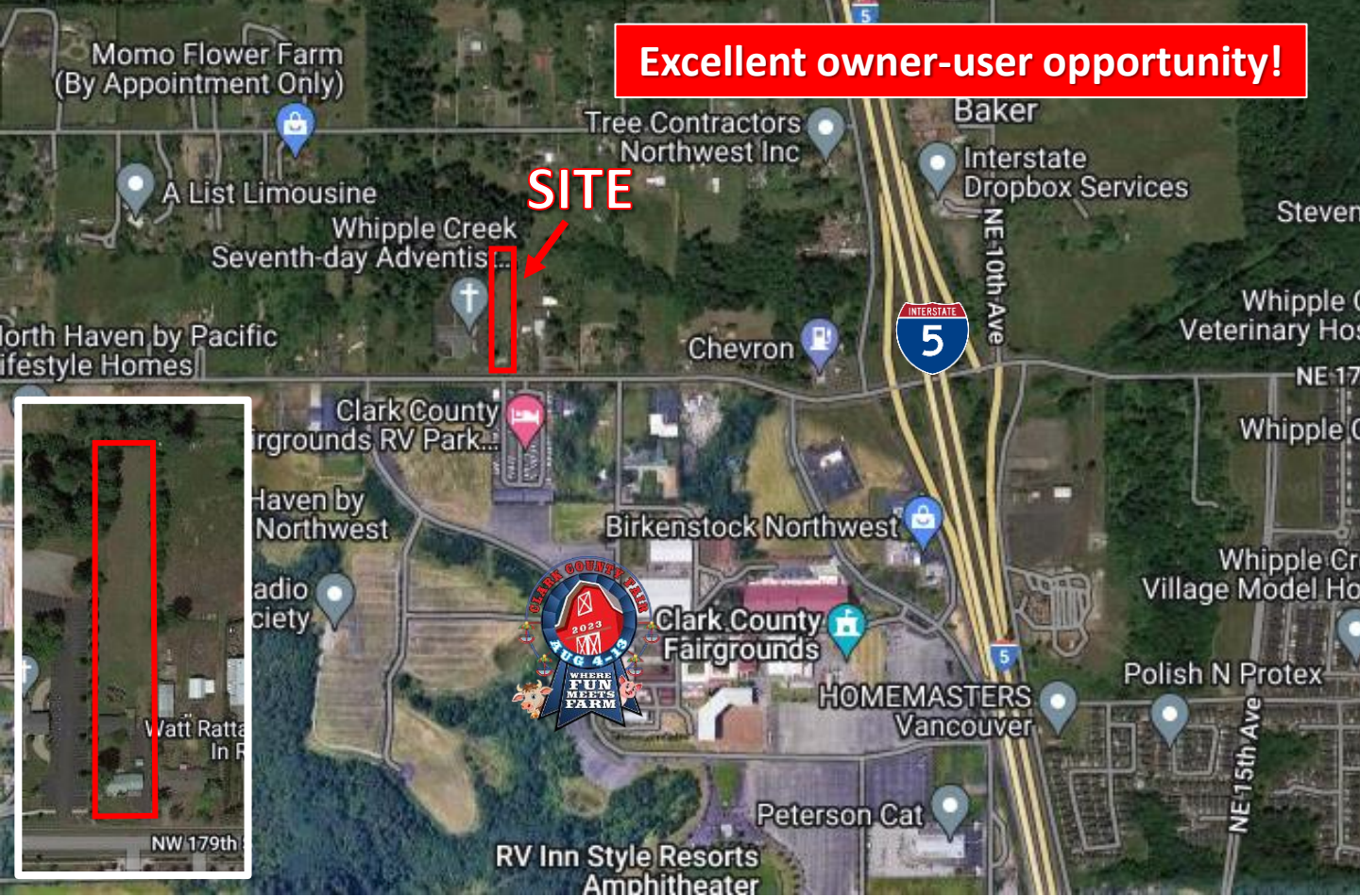
208 NW 179<sup>th</sup> Street | Ridgefield, WA 98642

PRICE  
REDUCED!



900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com

Excellent owner-user opportunity!



## PROPERTY HIGHLIGHTS

- Great visibility along 179<sup>th</sup> Street in this fast-growing community
- 1.5 acres (65,340 SF)
- Zoned General Commercial (GC)
- Built in 1954
- 1,468 SF building fronting 179<sup>th</sup> Street
- 1,500 SF shop building
- Excess land to accommodate storage or other commercial uses
- Price: \$725,000



FOR MORE INFORMATION:

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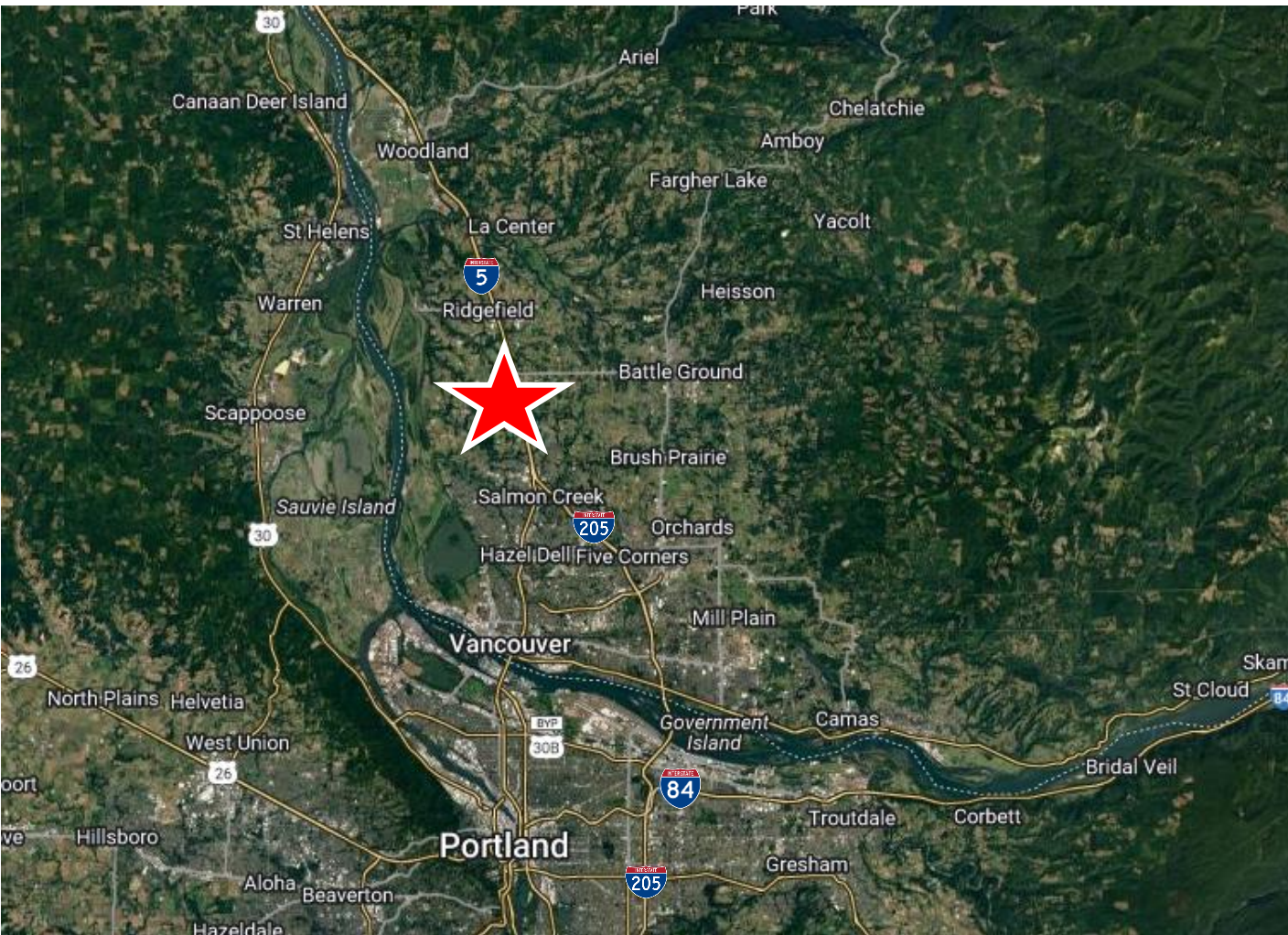
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## 2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	2,360	27,476	91,010
2028 Projected Population	2,519	28,859	96,307
Est. Average Household Income	\$114,707	\$116,291	\$116,309
Est. Total Businesses	70	1,860	3,500
Est. Total Employees	422	10,077	20,782



### Average Daily Traffic

I-5 @ NE 179<sup>th</sup> St N – 112,883  
I-5 @ NE 179<sup>th</sup> St S – 84,576

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.