



4616 SE 82nd Ave Portland, OR 97266

PORTLAND, OR | RETAIL PROPERTY

FOR SALE | 7,868 SQFT

\$2,395,000



PROPERTY DESCRIPTION

This vacant 7,868 SF free-standing retail building offers outstanding visibility and access along one of Portland’s busiest retail corridors. This high-exposure property is situated on .86 acres with ample on-site parking and an excellent pylon sign, making it ideal for national or regional retailers, medical users, or service-based businesses. Surrounded by strong co-tenancy and dense residential neighborhoods, the site benefits from heavy daily traffic and strong demographics. With CE zoning, this property presents an exceptional opportunity for an owner-user or investor for a wide variety of uses.

PROPERTY HIGHLIGHTS

- Prime SE 82nd Avenue location with high visibility and traffic counts in excess of 20,800 ADT
- ±7,868 SF freestanding retail building with open, flexible layout
- ±0.86 AC lot with ample on-site parking and pylon signage
- Surrounded by strong national and regional retailers
- Excellent access to I-205, Division St, and Foster Rd
- Ideal for owner-user, investor, or redevelopment opportunity

OFFERING SUMMARY

Available Size:	7,868 Sqft
Lot Size:	0.86 Acres
Tax Rate:	\$2.30

JEFF ROSS

561.620.9200 x123
jross@kinproperties.com

DAVID ROTH

561.620.9200 x117
droth@kinproperties.com

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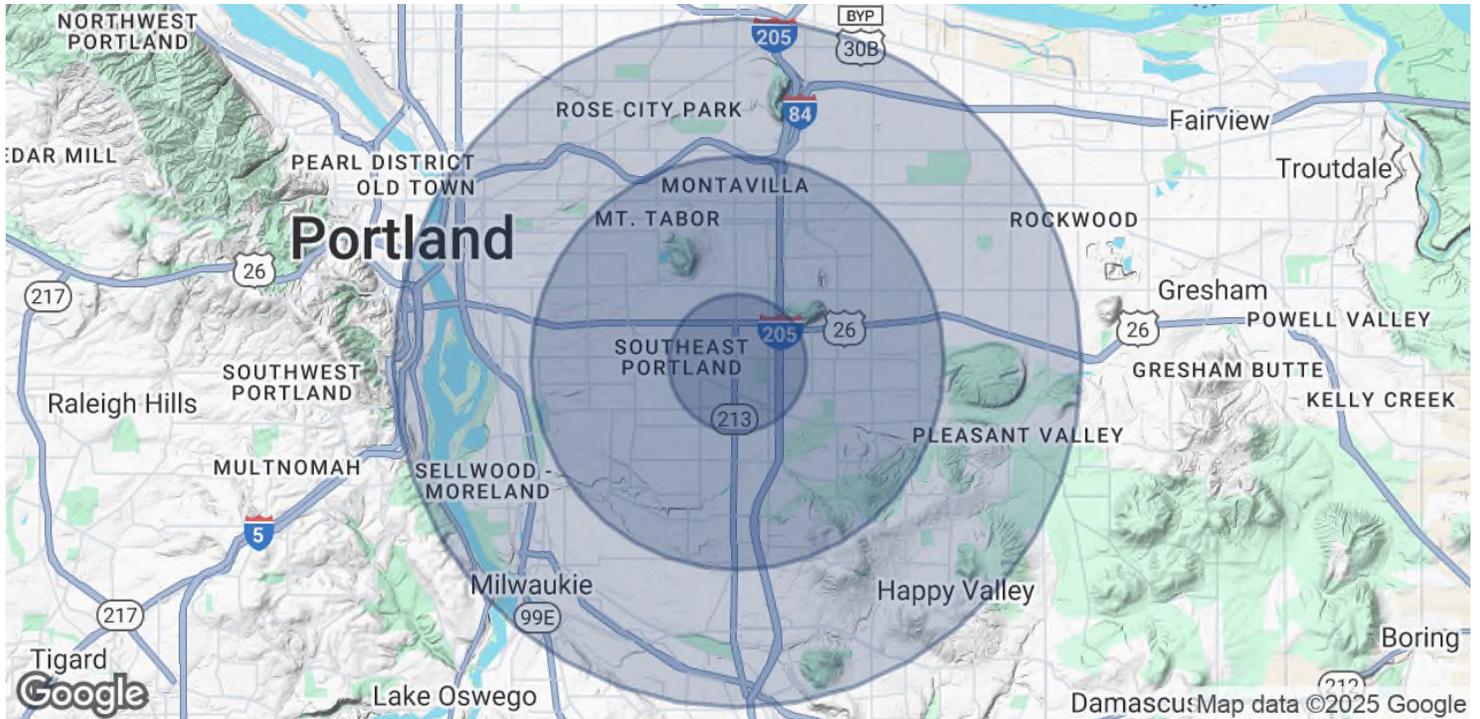
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,631	195,313	463,858
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,586	76,796	193,645
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$100,164	\$110,391	\$113,886
Average House Value	\$554,927	\$583,192	\$623,455

Demographics data derived from AlphaMap

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