

FOR SALE OR LEASE

4450 SE 92ND AVE

Ideal owner-user property with excellent visibility

PORTLAND, OR





Positioned within a dense and active neighborhood creating a compelling opportunity to tap into the area's immediate consumer base within a 0.25-mile radius.

ADDRESS	4450 SE 92nd Ave Portland, OR
BUILDING SIZE	3,000 SF
YEAR BUILT	1975
ZONING	CG
LAND ACRES	0.25 AC
PARKING RATIO	4.80/1,000 SF
SALE PRICE	\$1,200,000
LEASE RATE	Call for quote

3,000 SF AVAILABLE **\$1.2M** SALE PRICE

4450 SE 92ND AVE

Ideal for

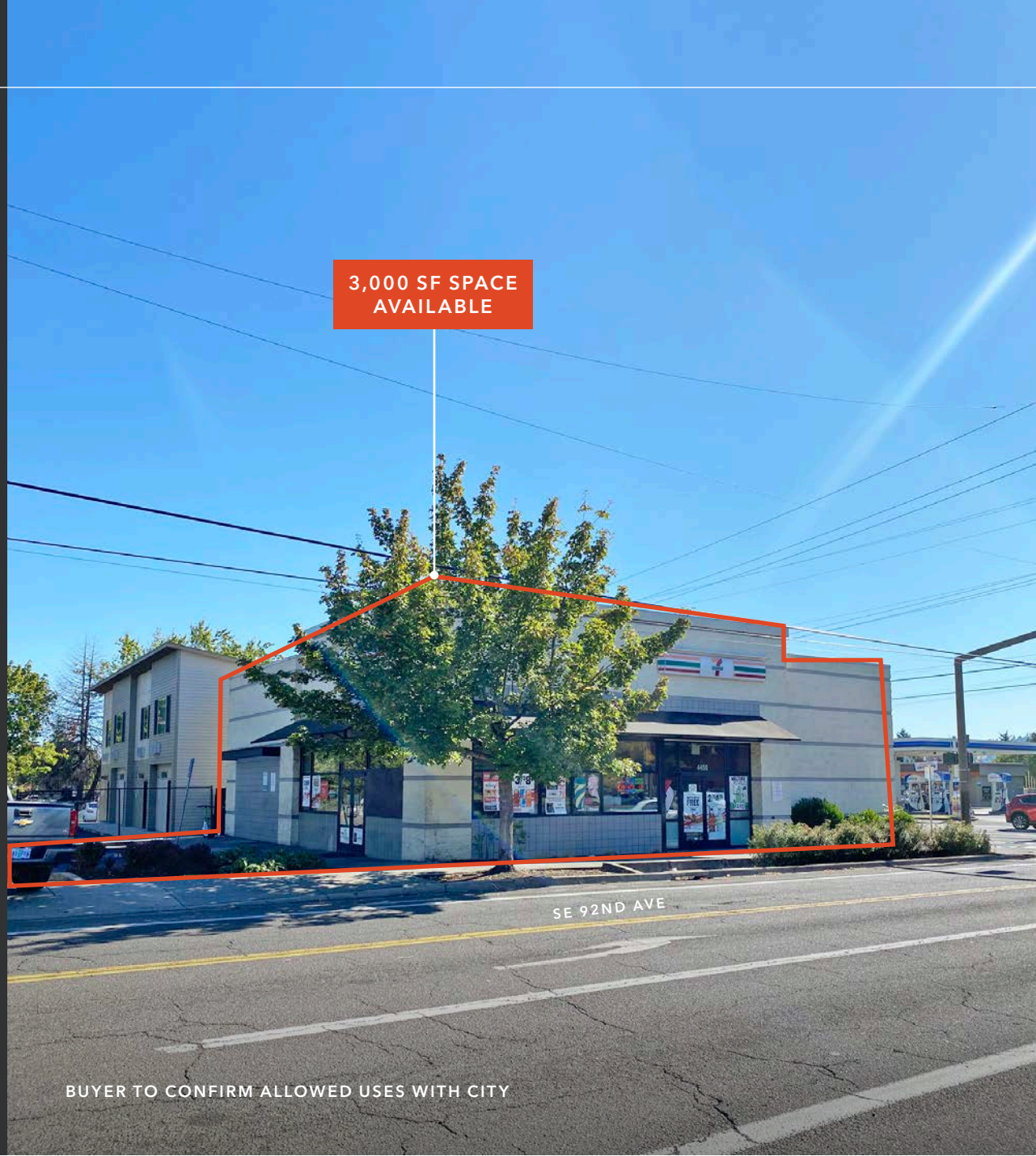
Grocery or Specialty Food Store: Given the high spending on food and beverage, targeting a small-scale grocery or specialty food retailer (organic, ethnic, or gourmet) would likely capture a significant portion of the spending potential.

Quick-Service Restaurants & Cafes: The strong spending on dining and fast food supports a recommendation for targeting quick-service restaurants or cafes. Consider brands that offer popular, quick meals or coffee shops that can serve local residents and commuters.

Apparel and Accessories Boutique: The clothing and accessories spending pattern indicates an opportunity for a boutique-style store offering affordable fashion, accessories, or shoes. A thrift store or discount apparel store could also match the spending potential and demographics.

Health and Wellness Retailer: With a fair share of spending on health and personal care, a pharmacy, wellness shop, or supplement store would fit the health-conscious consumer behavior indicated by the market.

Variety or Discount General Merchandise Store: General merchandise spending is high, which aligns well with a retailer offering a mix of everyday items at affordable prices. A dollar store or local variety store might effectively serve the needs of nearby households.



BUYER TO CONFIRM ALLOWED USES WITH CITY



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	20,879	177,899	424,225
2020 CENSUS	22,813	192,678	464,212
2025 ESTIMATED	21,409	184,468	449,437
2030 PROJECTED	20,586	179,704	440,094

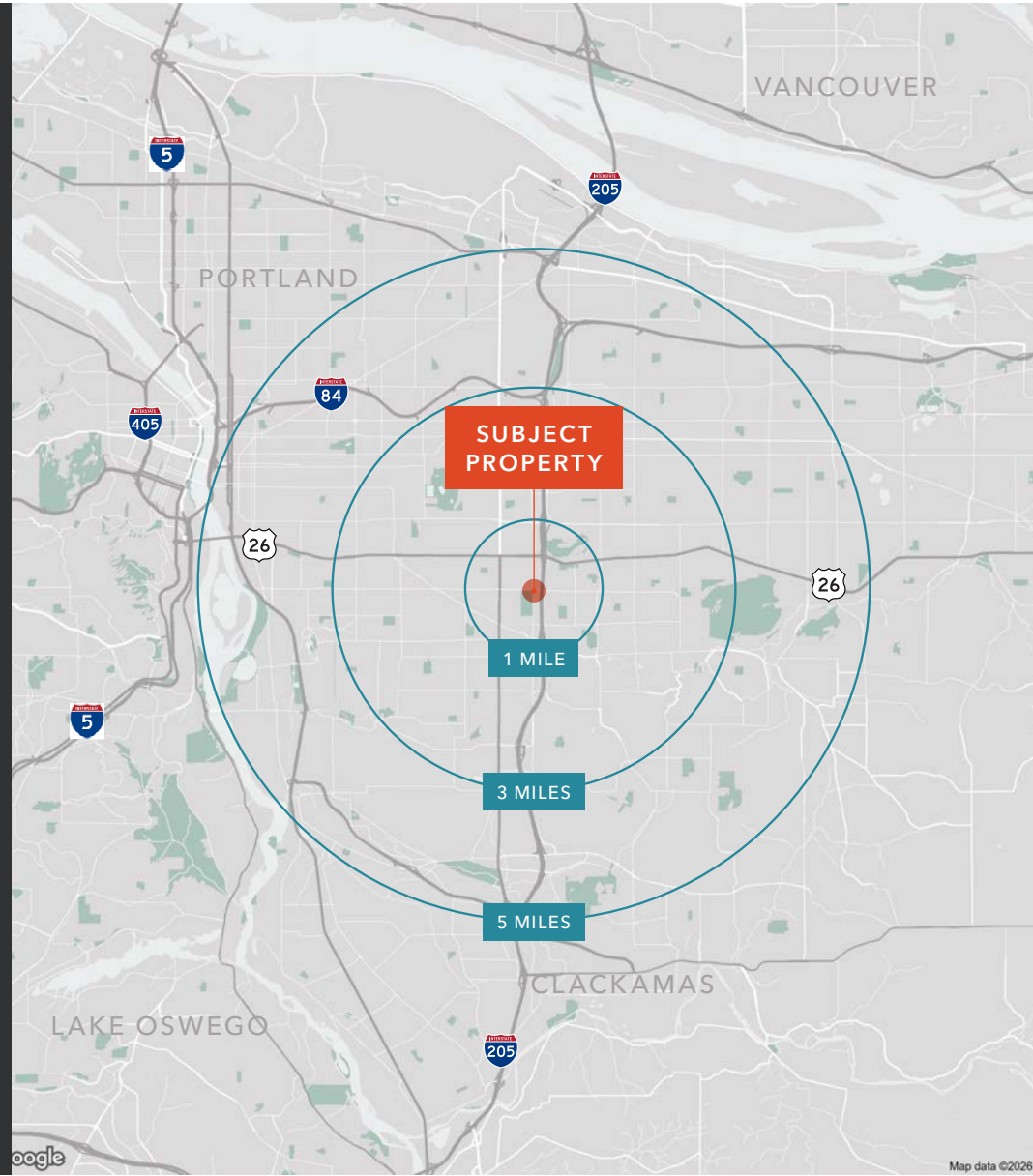
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2010 CENSUS	7,568	68,763	170,742
2020 CENSUS	8,115	74,062	186,842
2025 ESTIMATED	8,052	73,610	186,534

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$84,941	\$91,318	\$94,866
2030 MEDIAN PROJECTED	\$85,154	\$91,318	\$94,759
2025 AVERAGE	\$101,854	\$115,937	\$121,927
2030 AVERAGE PROJECTED	\$102,082	\$116,053	\$121,994

Data Source: ©2023, Sites USA





4550 SE 92ND AVE

*For more information on
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