

FOR SALE: 4,664 SF Former Bank Building

OWNER / USER -or- REDEVELOPMENT OPPORTUNITY IN NE PORTLAND

4920 NE 42nd Avenue, Portland, OR 97218



FOR SALE | \$1,400,000 (\$300 PSF)

HIGH VISIBILITY RETAIL or OFFICE + LARGE PARKING LOT ON NE 42ND @ ALBERTA

- Building Area: ±4,664 SF Gross Area
- Total Land Area: ±31,799 SF (0.73 Acres)
- Year Built: 1980
- Floors: Single Story (1)
- Zoning: CM2 (Commercial Mixed Use 2)
- Large Parking Lot - 20 Spaces / 4.29 : 1,000 SF
- Drive-Thru with 1 Lane - Perfect QSR Opportunity
- Monument Sign in Place
- Located on Neighborhood Arterial (NE 42nd)
- ±8,342 Average Daily Traffic (NE 42nd @ Alberta)

FOR MORE INFORMATION PLEASE CONTACT

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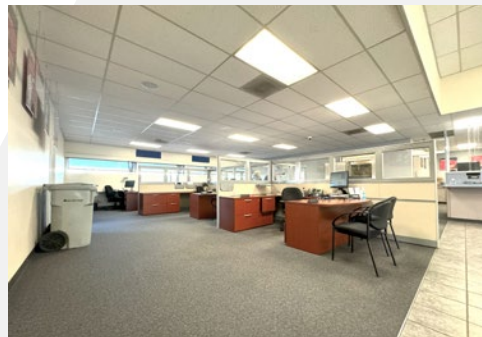
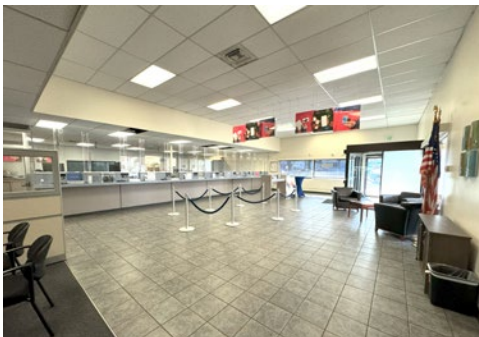
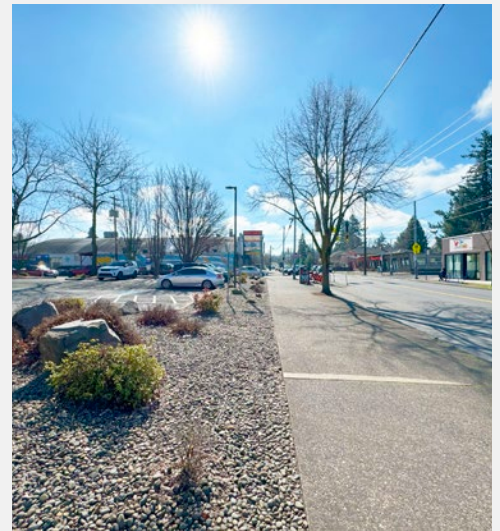
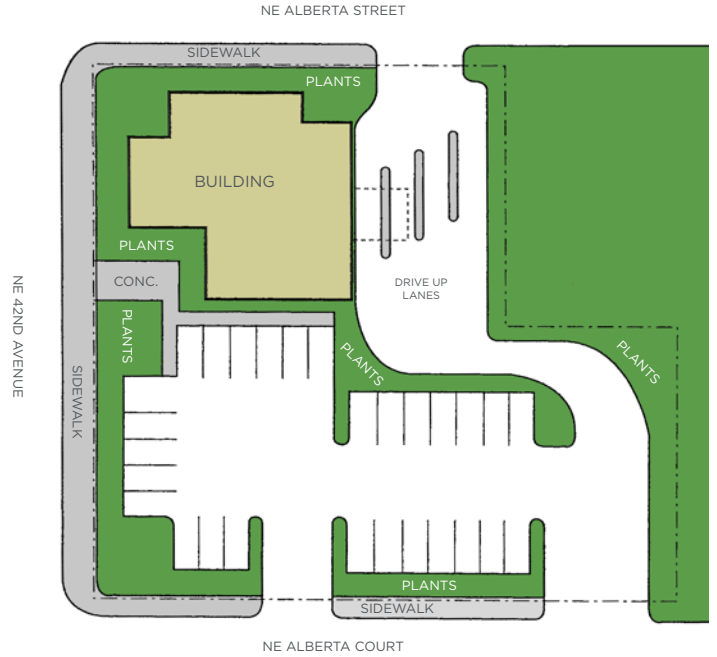
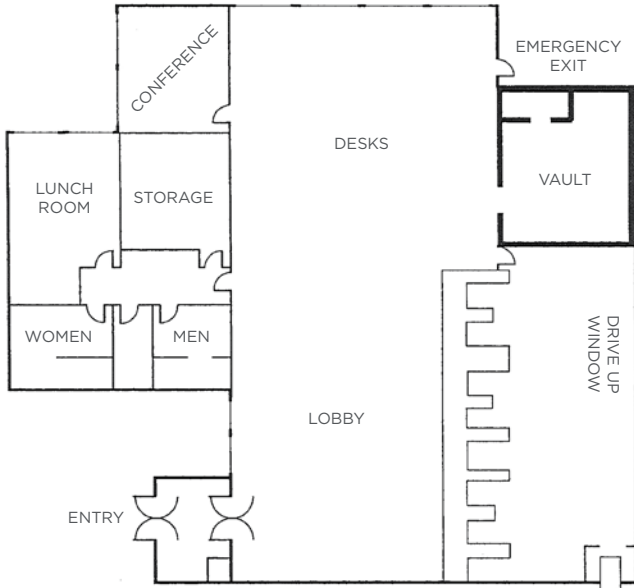
200 SW Market Ste 200 Portland, OR 97201
cushmanwakefield.com



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AREA DEMOGRAPHICS REPORT

POPULATION	1 MILE	2 MILE	3 MILE	HOUSEHOLD & INCOME	1 MILE	2 MILE	3 MILE
TOTAL POPULATION	21,622	74,169	158,621	TOTAL HOUSEHOLDS	8,485	29,373	67,896
DAYTIME EMPLOYEES	5,099	26,455	104,694	OWNER OCCUPIED	69.0%	65.6%	52.4%
BUSINESSES	783	3,799	12,698	AVERAGE H.H. INCOME	\$123,294	\$128,356	\$111,814
MEDIAN AGE	41.0	41.3	40.4	MEDIAN HOME VALUE	\$559,909	\$586,006	\$529,737

* 2023 Demographics data derived from CoStar

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