

FOR LEASE

HERON GATE

2 South 56th Place | Ridgefield, WA 98642

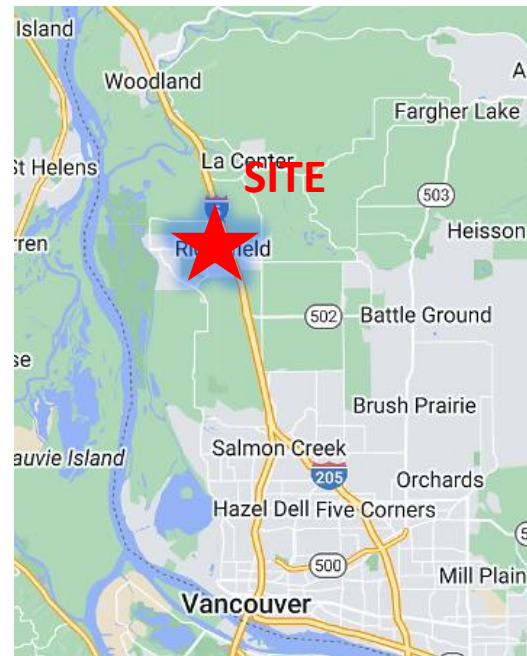


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Adjacent to the Union Ridge master-planned, mixed-use development, HERON GATE is located in one of Washington's fastest growing communities. More than 1,200 new homes planned within Clark County's newest home building "hot spot" and 2,000 homes recently approved for construction. More than 500 acres of planned, new development borders Pioneer Street and this trade area.
- AVAILABLE:
 - Executive Suite 201B (approximately 12' x 14')
 - \$850/month
- Access to wet bar
- PARKING: 3.8 per 1,000 SF



FOR MORE INFORMATION:

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Suite 201B



Suite 201B



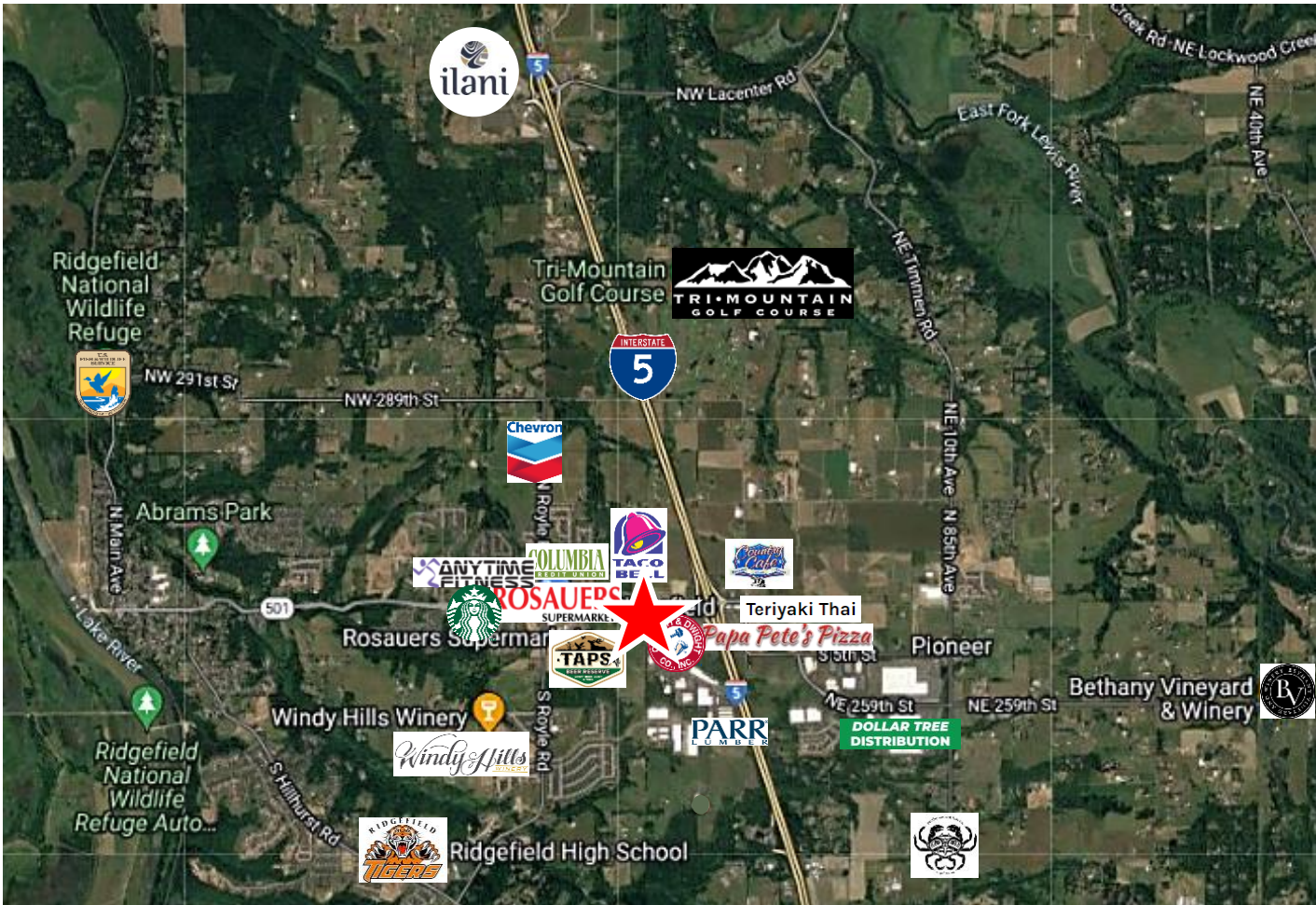
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2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	5,211	19,241	31,769
2029 Projected Population	5,905	21,522	35,094
Average Household Income	\$119,412	\$124,861	\$123,226
Total Employees	1,247	3,669	5,656



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.