



FOR LEASE



1225 US-97, MADRAS, OR

Shop and Retail Space For Lease

± 760 SF of Retail Space and ± 864 SF of Shop Space

1225 US-97, Madras, OR 97741

- On high traffic corridor
- Sensible site plan
- Attractive construction type
- Small warehouse and retail site to be rented together
- Car wash is on the property as well, and is not available for sale or for lease
- Available now

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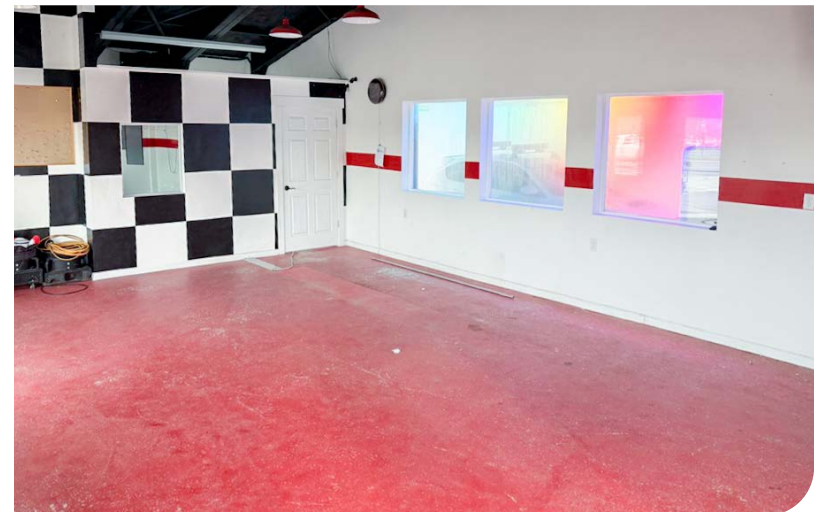
PROPERTY SUMMARY

**FOR
LEASE**



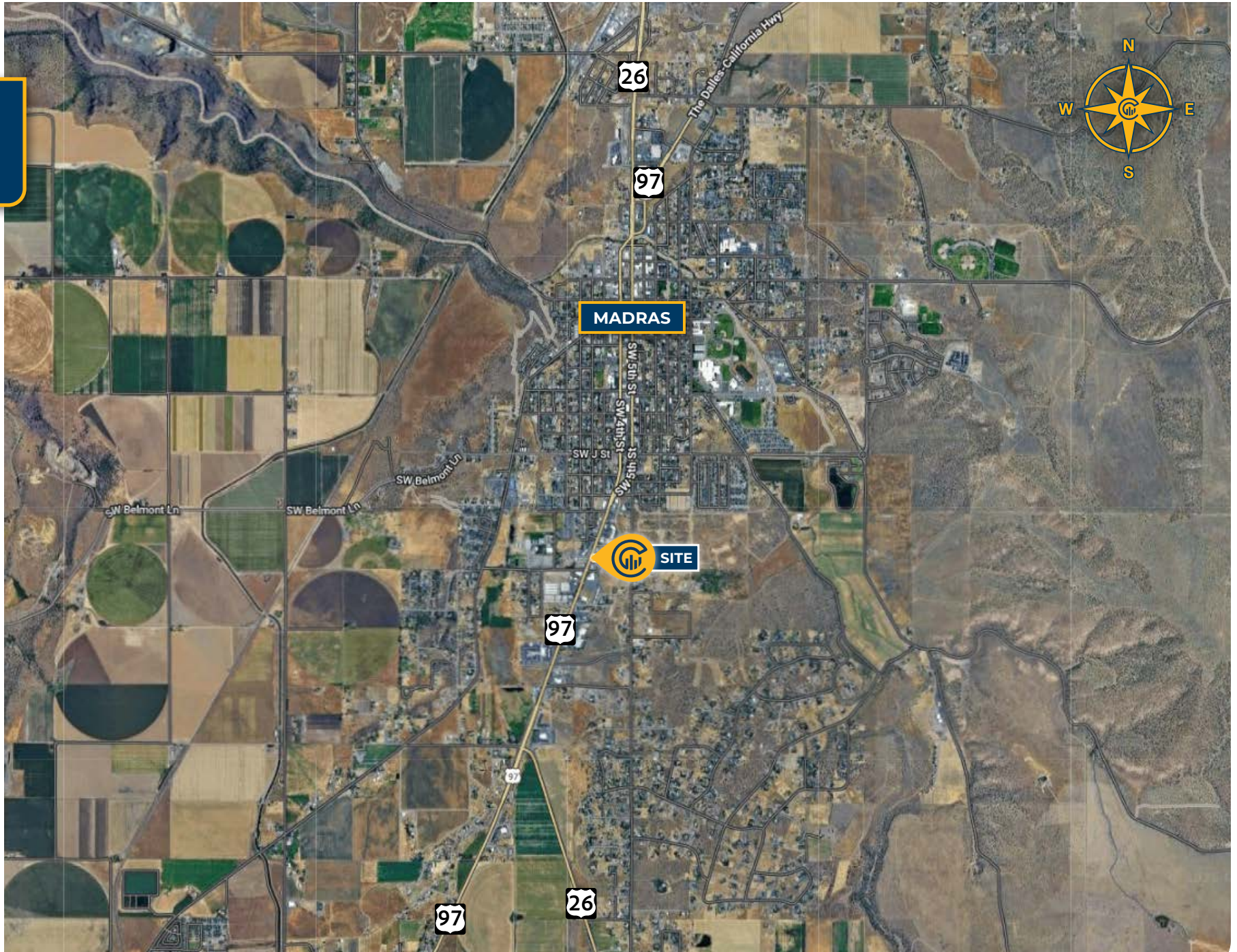
PROPERTY DETAILS

Address	1225 US-97 Madras, OR 97741
Available Space	± 760 SF of Retail Space and ± 864 SF of Shop Space
Lease Rate	Call Broker For Rates
Use Type	Retail/Warehouse
Grade Level Doors	2
Availability	Now





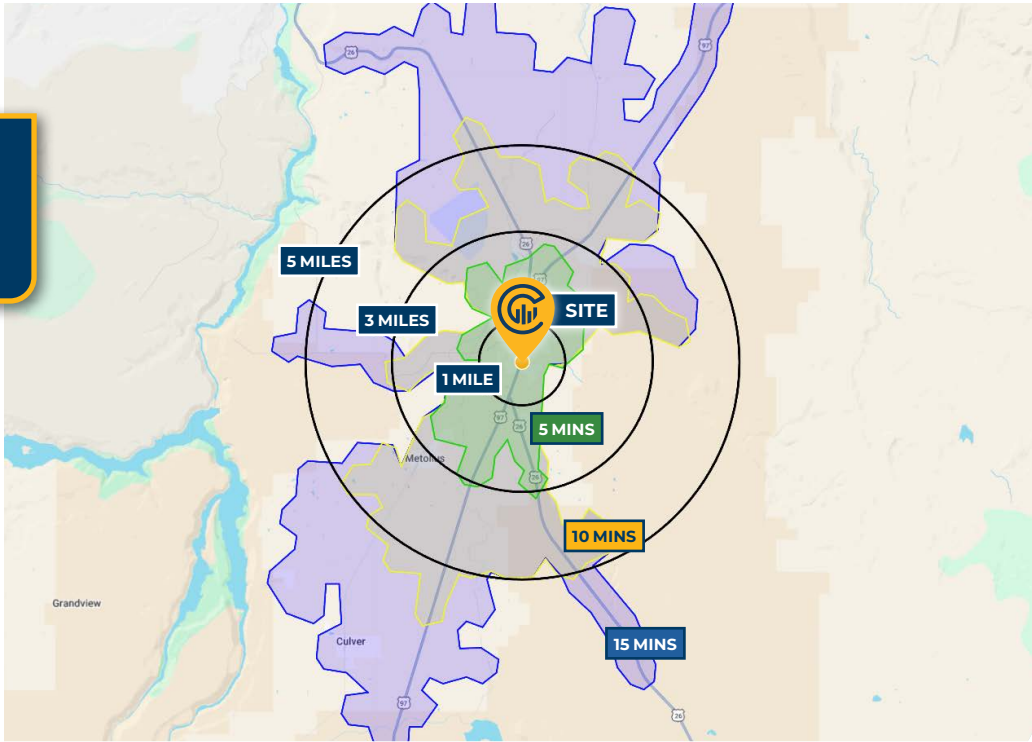
LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	4,569	11,051	13,133
2030 Projected Population	4,656	11,347	13,509
2020 Census Population	4,855	10,579	12,679
2010 Census Population	4,277	9,182	10,937
Projected Annual Growth 2025 to 2030	0.4%	0.5%	0.6%
Historical Annual Growth 2010 to 2025	0.5%	1.4%	1.3%
Households & Income			
2025 Estimated Households	1,636	3,996	4,549
2025 Est. Average HH Income	\$82,420	\$89,604	\$92,583
2025 Est. Median HH Income	\$67,085	\$69,998	\$73,052
2025 Est. Per Capita Income	\$29,543	\$32,480	\$32,138
Businesses			
2025 Est. Total Businesses	168	437	497
2025 Est. Total Employees	1,017	3,991	4,325
<small>Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - R51</small>			

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FORD BUILDING