

John L. Scott | REAL ESTATE
MILTON FREEWATER OFFICE



FRESENIUS KIDNEY DIALYSIS

1213 S MAIN ST | MILTON-FREEWATER, OR 97862

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OUR HISTORY



CHAIRMAN & CEO J. LENNOX SCOTT

"John L. Scott Strives to provide real estate experiences, whatever our client's real estate goals may be. John L. Scott prides themselves in being the most innovated in new technology."

John L. Scott Real Estate was founded in 1931 in downtown Seattle and is currently led by third generation chairman and CEO J. Lennox Scott

The Company is currently ranked one of the most productive real estate brokerage in the nation according to RIS media. Inducted into Council of Real Estate Brokers Managers Hall of Leaders. We've also been recognized with awards such as the recipient of Inman Innovator Award for "Most Innovative Real Estate Company in the Nation".

Today, John L. Scott Real Estate continues to uphold the values and principles established by Lennox's grandfather more than eight decades ago, maintaining the highest standard of professional service in residential home sales.

Over 3,000 Residential Specialists

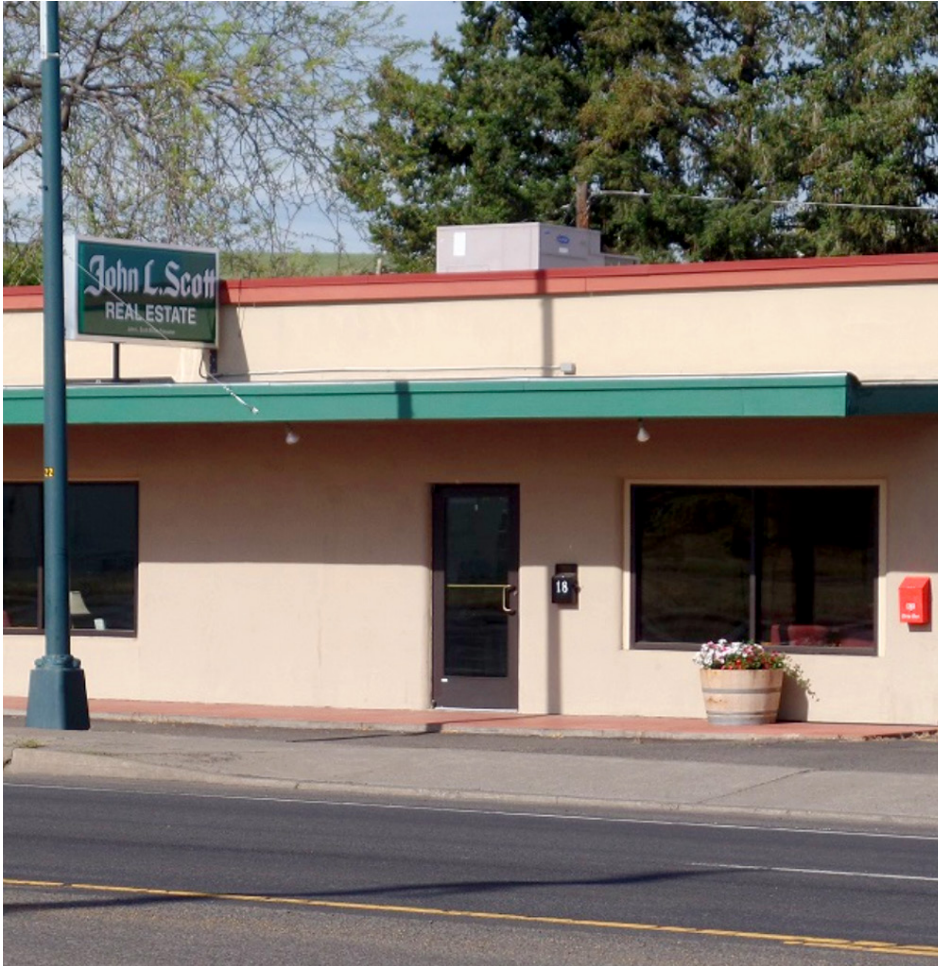

100+
OFFICES
WA, OR, ID & CA


35,000+
CLOSED
TRANSACTIONS


\$20
BILLION
SALES VOLUME


\$15
MILLION
RAISED FOR CHILDREN'S HEALTHCARE
THROUGH SPONSORED EVENTS

MILTON-FREEWATER OFFICE



JOHN L. SCOTT MILTON FREEWATER OFFICE

We are the only real estate brokerage in Southeastern Washington and Northeastern Oregon that shares common ownership. Serving the areas of Pasco and Walla Walla Washington as well as Milton Freewater and Hermiston Oregon.

JOHN L. SCOTT REAL ESTATE MILTON FREEWATER IS A FULL SERVICE BROKERAGE COMPANY SPECIALIZING IN:



RESIDENTAL
SALES



NEW
CONSTRUCTION
SERVICES



NEW
COMMERCIAL
REAL ESTATE



COMMERCIAL
DEVELOPMENT



RESIDENTAL
DEVELOPMENT



AGRICULTURAL
SALES



PROPERTY
MANAGEMENT



LAND USE
PLANNING

ICONS FROM ICONS8

ABOUT MILTON-FREEWATER



CREDIT: WIKIPEDIA

Located just 8 miles south of Walla Walla, Washington, Milton-Freewater is a charming city nestled in northeastern Oregon. Surrounded by orchards, wheat fields, and vineyards, and set against the picturesque Blue Mountains, this community offers a blend of natural beauty and rich agricultural heritage.

The area, now part of the Walla Walla Valley Wine Appellation and the newly formed Rocks District of Milton-Freewater sub-appellation, is renowned for its fertile soil and ideal climate, featuring sunny summers and mild winters. As of the most recent figures, the city's population stands at approximately 7,151, making it part of the Pendleton–Hermiston Micropolitan Statistical Area.

The city received its current name in 1951 when the neighboring rival towns of Milton and Freewater merged. The origins of these names

are rooted in the area's early history, with Milton possibly named in honor of English poet John Milton or perhaps for its potential as a milling site. Freewater earned its name from an offer of free residential water rights to attract new settlers. Before the merger, the two towns had distinct identities, with Freewater previously considering names like New Walla Walla and Wallaette.

Milton-Freewater's history dates back to 1868, with its incorporation as Milton occurring by 1873. The community has experienced significant events, including a magnitude 6.1 earthquake in 1936, which caused notable damage and temporarily affected the water table. In the mid-20th century, the town proudly billed itself as the "pea capital of the world," hosting an annual Pea Festival each May. However, changes in agricultural practices led to the decline of pea production, and the festival was eventually replaced by the Muddy Frogwater Festival in 1981. This quirky event, held annually on the third weekend in August, celebrates the city's playful nickname with activities such as frog-jumping contests, concerts, and a corn roast. Additionally, more than 50 chainsaw sculpture frogs can be found throughout the city, enhancing its reputation as a "fun town."

Milton-Freewater is also notable for its City Light and Power, the oldest municipal electric utility in Oregon, offering some of the lowest power rates in the northwest. The city's commitment to providing essential services and fostering a vibrant community continues to make it a unique and welcoming place to live and visit.

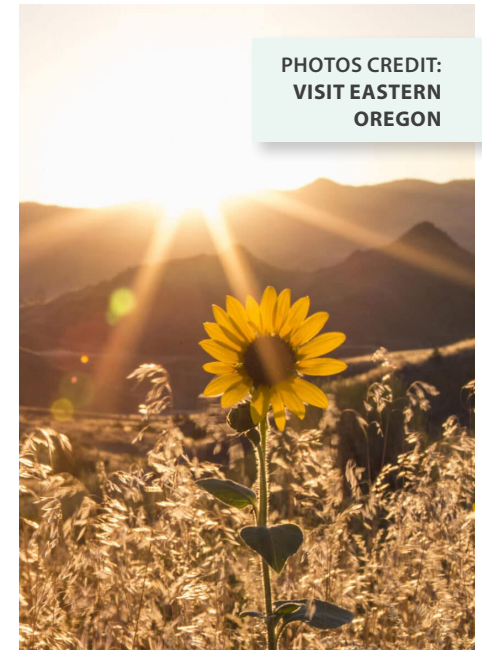
ABOUT MILTON-FREEWATER CONTINUED...



PHOTO CREDIT: GOLF OREGON

DEMOGRAPHICS		
	1 MILE	2 MILE
POPULATION	2,766	8,283
HOUSEHOLDS	1,006	2,951
MEDIAN AGE	34.5	34.2
MEDIAN HH INCOME	\$48,717	\$51,577
DAYTIME EMPLOYEES	1,193	2,719
POPULATION GROWTH '23 - '28	2.96%	2.35%
HOUSEHOLD GROWTH '23 - '28	3.08%	2.44%

SOURCE: © COSTAR GROUP 2024



PHOTOS CREDIT:
VISIT EASTERN
OREGON



1213 S MAIN ST
MILTON FREEWATER, OR 97862
HEALTH CARE

SF RBA	AC LOT	BUILT	TENANCY
6, 240	0.82	2013	SINGLE

Building notes: Property was build to suit a medical clinic. Features all the amenities of a kidney dialysis center including medical rooms and a specialized plumbing system.

Real Legal Description: This information is maintained for assessment and taxation purposes only.

OFFERING DETAILS

TYPE	3 STAR HEALTH CARE
LOCATION	SUBURBAN
WALKSCORE	CAR -DEPENDENT (44)

PROPERTY OVERVIEW	
ADDRESS	1213 S MAIN ST, MILTON FREEWATER, OR 97862
PARCEL NO.	114523
BUILDING TYPE	HEALTH CARE

OFFERING DETAILS	
LEASE	
BASE RENT	\$1.76 PER SQ FT PER MONTH
PREF. MINIMUM TERM	60 MONTHS
ADDITIONAL RENT	NNN (TRIPLET)
ESTIMATE	N/A
RENT	
SALE	2,200,000

Account #: 114523

Map: 5N3512DB 02100

Effective Date: 17-Apr-2012 09:21AM

OFFERING DETAILS: ADDITIONAL PHOTOS



Accessible Ramp



Nurse Station/Multi-Purpose

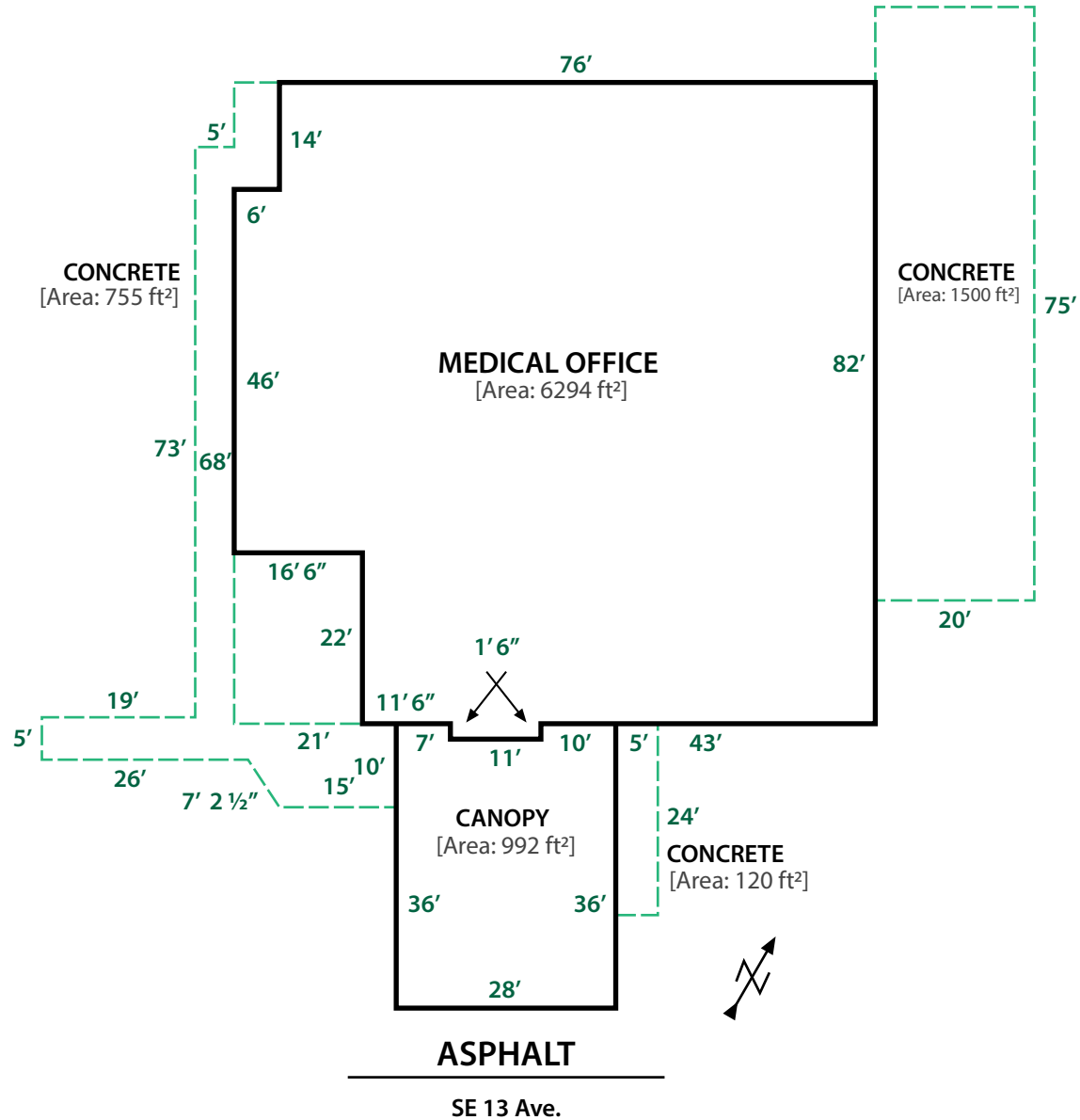


Front Desk



Medical Room

LOCATION OVERVIEW



LOCATION OVERVIEW CONTINUED...



SOURCE: 1213 S MAIN ST GOOGLE EARTH VIEW

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LOCATION OVERVIEW CONTINUED...



TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	LAST MEASURED	DISTANCE
SOUTH MAIN STREET	SE 13TH AVE NW	8,096	2022	0.09 MI
S MAIN ST	SE 13TH AVE NW	6,829		0.10 MI
SOUTHEAST 15TH AVENUE	S MILL ST W	1,797		0.25 MI
SE 9TH AVENUE	SE BIRCH ST E	466		0.25 MI
MILTON CEMETARY ROAD	SE 9TH AVE W	258		0.30 MI
OREGON-WASHINGTON HIGHWAY	SE 14TH AVE N	5,529		0.34 MI
OREGON-WASHINGTON HWY	SE 14TH AVE N	4,716		0.36 MI
SE 9TH AVE W	SW 3RD AVE NW	11,306		0.58 MI
SOUTH COLUMBIA STREET	SE 3RD AVE N	12,242		0.62 MI
WINN ROAD	OREGON-WASHINGTON HWY E	148		0.81 MI

SOURCE: © COSTAR GROUP 2024

DEMOGRAPHICS

DAYTIME EMPLOYMENT									
RADIUS	2 MILE			5 MILE			10 MILE		
	EMPLOYEES	BUSSINESSES	EMPLOYEES PER BUSINESS	EMPLOYEES	BUSSINESSES	EMPLOYEES PER BUSINESS	EMPLOYEES	BUSSINESSES	EMPLOYEES PER BUSINESS
SERVICE-PRODUCING INDUSTRIES	2,323	233	10	2,912	315	9	14,907	1,740	9
TRADE TRANSPORTATION & UTILITIES	843	47	18	1,071	71	15	3,275	250	13
INFORMATION	24	5	5	38	7	5	418	36	12
FINANCIAL ACTIVITIES	137	43	3	177	56	3	830	183	5
PROFESSIONAL & BUSINESS SERVICES	79	19	4	104	27	4	1,243	191	7
EDUCATION & HEALTH SERVICES	710	53	13	814	64	13	5,775	677	9
LEISURE & HOSPITALITY	281	27	10	360	36	10	1,485	132	11
OTHER SERVICES	76	26	3	100	36	3	741	173	4
PUBLIC ADMINISTRATION	173	13	13	248	18	14	1,140	98	12
GOODS-PRODUCING INDUSTRIES	200	22	9	348	59	6	2,408	268	9
NATURAL RESOURCES & MINING	37	5	7	112	19	6	299	49	6
CONSTRUCTION	55	8	7	80	19	4	597	120	5
MANUFACTURING	108	9	12	156	21	7	1,512	99	15
TOTAL	2,523	255	10	3,260	374	9	17,315	2,008	9

SOURCE: © COSTAR GROUP 2024

DEMOGRAPHICS



PHOTO CREDIT: UNSPLASH

DEMOGRAPHIC MARKET COMPARISON REPORT

POPULATION GROWTH	1 MILE
GROWTH 2010 - 2023	5.45%
GROWTH 2023 - 2028	2.96%
EMPLOYED	1,216 (97.05%)
UNEMPLOYED	37 (2.95%)
HOUSEHOLD GROWTH	
GROWTH 2010 - 2023	5.34%
GROWTH 2023 - 2028	3.08%
RENTER OCCUPIED	412 (40.95%)
OWNER OCCUPIED	594 (59.05%)
2023 HOUSEHOLDS BY HOUSEHOLD INCOME	
1,006	
INCOME <\$25K	231 (22.96%)
INCOME \$25K - \$50K	292 (29.03%)
INCOME \$50K - \$75K	248 (24.65%)
INCOME \$75K - \$100K	67 (6.66%)
INCOME \$100K - \$125K	116 (11.53%)
INCOME \$125K - \$150K	24 (2.39%)
INCOME \$150K - \$200K	11 (1.09%)
INCOME \$200K+	17 (1.69%)
2023 MED HOUSEHOLD INC	\$48,717
2023 MEDIAN AGE	34.5

SOURCE: © COSTAR GROUP 2024

CONTACT



DENNIS GISI

BROKER | REALTOR®

509.520.0505 | DGISI@JOHNLSMOTT.COM

Dennis Gisi has extensive experience in the construction and real estate industry, spanning several locations and years. He is the Chairman and CEO of D. Gisi & Assoc. LLC dba John L Scott Tri-Cities Pasco, a full-service real estate brokerage firm founded in 2010. The company specializes in the sale and leasing of residential and commercial properties. In 2013, the company expanded its operations to the Walla Walla, Hermiston, and Milton-Freewater markets under the John L. Scott brand.



LEWIS KEY

PRINCIPAL BROKER®

509.520.4938 | LEWISKEY@JOHNLSMOTT.COM

Lewis Key is dedicated to providing excellent real estate services, specializing in single-family homes and rural farms. Covering areas from Milton-Freewater to Helix in Oregon and Walla Walla County in Washington, Lewis brings a deep local knowledge as a third-generation farmer and community member. Inspired by selling their own farm, Lewis prioritizes farmland transactions and believes in win-win deals. With extensive committee experience and currently serving as the Mayor of Milton-Freewater, Lewis is committed to helping you achieve your property goals.

