

FOR LEASE

1465 S Hwy 97 | Redmond, OR

NAICascade
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

RATE REDUCED



Auto Lot on Hwy 97 in Redmond

Located just off the lighted intersection of Hwy 97 and Veteran's Way, one of the busiest hubs in Central Oregon where the natural flow of traffic creates a consistent, slow-moving stream of commuters.

Whether you are expanding an existing brand or launching a new boutique dealership, this is the most strategic parcel available in Redmond.

Massive Exposure: 30,000 vehicles daily on Hwy 97, one lot off the intersection at Veterans Way.

Premium Signage: Dedicated monument sign.

Turn-Key Sales Office: Includes a functional on-site office building equipped with private offices for sales and administrative tasks and private restrooms.

Ideal Size & Layout: At nearly 0.50 acres, the lot provides ample space for a diverse inventory, easy vehicle maneuvering, and customer parking.

OFFERING SUMMARY

BUILDING SIZE	640 SF
LOT SIZE	18,731 SF (0.43 AC)
LEASE RATE	\$5,950/Month+NNN
YEAR BUILT	1985
ZONING	C1, Strip Service Commercial
TRAFFIC COUNT	29,866 Cars Daily

10 MILE DEMOGRAPHICS



53,773

TOTAL POPULATION



20,876

TOTAL HOUSEHOLDS



\$116,275

AVG HH INCOME



Walt Ramage, Partner
Licensed Oregon Principal Broker
+1 541 771 8260
wramage@naicascade.com



Jeff Reed
Licensed Oregon Broker
+1 541 280 7068
jreed@naicascade.com

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify



243 SW Scalehouse Lp
Suite 3A
Bend, OR 97702
NAICascade.com

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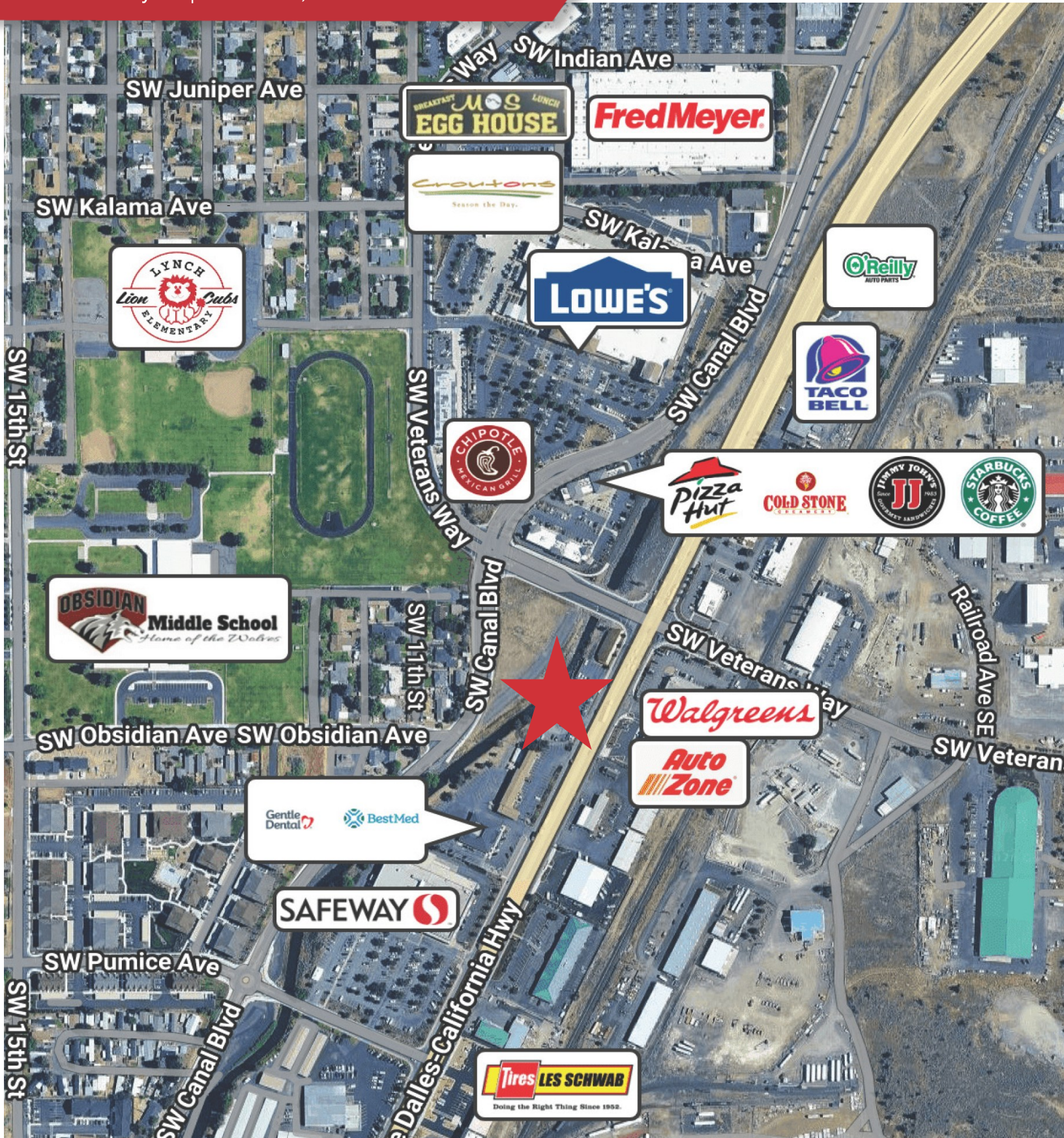
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