



# Evans Elder Brown & Seubert

COMMERCIAL REAL ESTATE

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Licensed in the State of Oregon.

**NEWPORT PAD**



- Up to 3,000 SF Retail Pad
- The corner of the main arterials in Newport (Hwy 101 & Hwy 20)
- Property to have access to signalized intersection.
- Lease rate varies based on size and cost of building and improvements.

# Newport Retail Pad Build-to-Suit

The information in this package was gathered from sources deemed reliable, however Evans Elder Brown & Seubert makes no representation or warranty of the accuracy of the information. Any buyer or tenant considering a purchase or lease of this property should confirm any and all information relied upon in making the decision to purchase or lease prior to finalizing the transaction and bears the risk of all inaccuracies.

# Overview

S Coast Highway | Newport OR 97635

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## CONTACT

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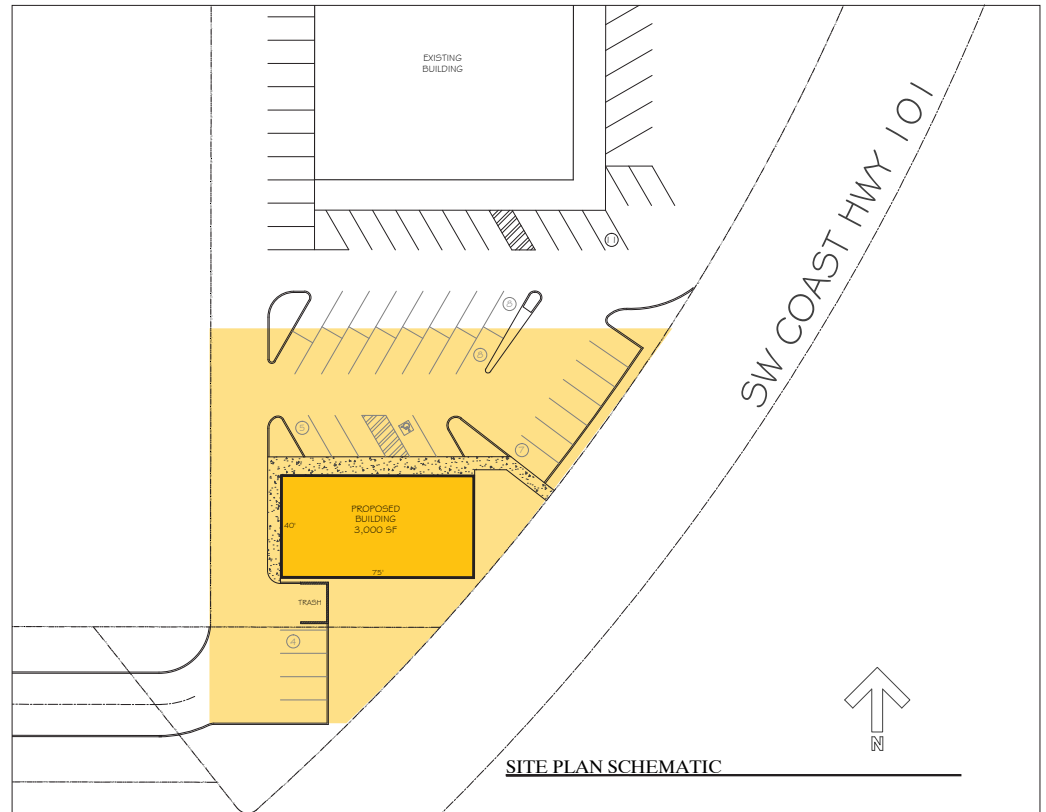
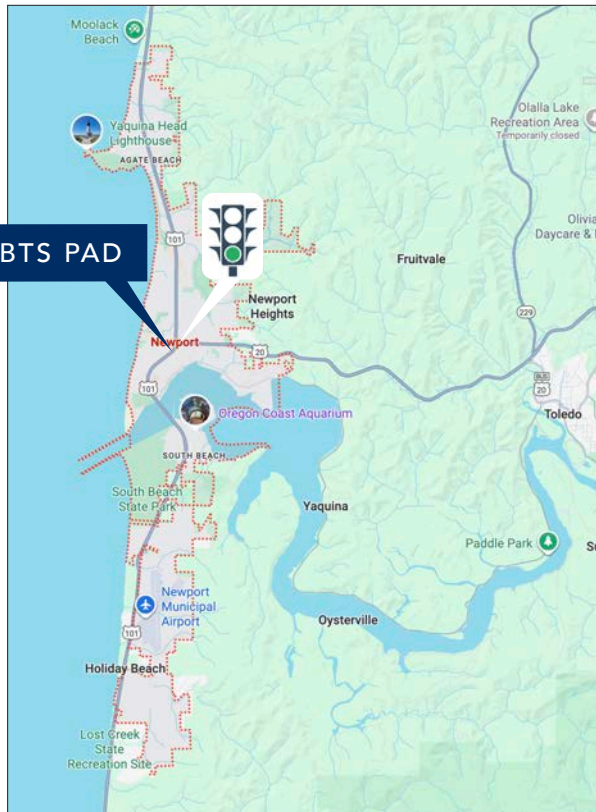
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101 East Broadway  
Suite #101  
Eugene, OR 97401

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## LOCATION

- Neighboring businesses include Big Five, Dollar Tree, Walgreens, Starbucks, Circle K, Goodwill, Napa, First Interstate Bank, JC Market and others.
- Across from Newport City Hall
- Adjacent to Lincoln County Courthouse

## TRAFFIC COUNTS (2018)

- Highway 101: 23,500 VPD
- Highway 20: 17,000 VPD
- The signalized intersection at Highway 20 and Highway 101 is the busiest intersection in Newport. Pad site to have access to signalized intersection.

## RETAIL PAD

- Proposed building of up to 3,000 square feet
- Lease rate is to be determined, based on the size of the building and costs of improvements, etc.