

Retail Opportunity

217 W Main Street
Centralia, WA 98531
www.cbre.com/tacoma

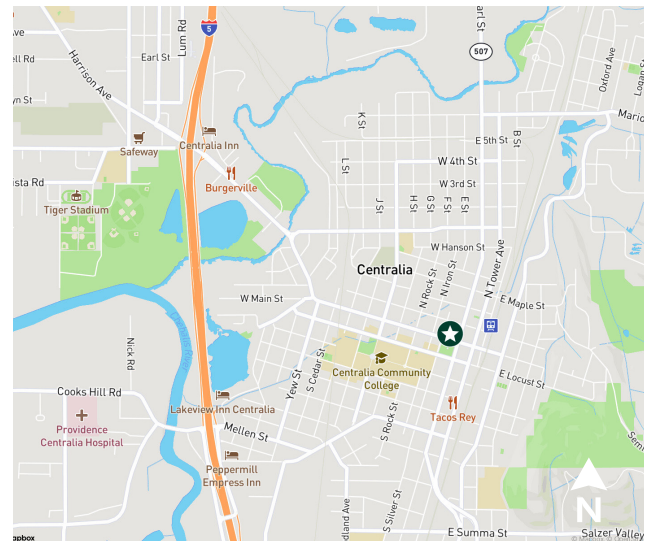
Retail building and overflow lots available



Property Information

Situated a mile from Interstate 5, in the vibrant heart of Centralia, is a timeless 18,500 SF property steeped in Washington State's automotive history since 1929. Centralia, Lewis County's largest city, is strategically nestled between Seattle and Portland. It boasts a unique blend of arts, culture, and charming downtown district, complemented by the warm hospitality inherent in smaller cities.

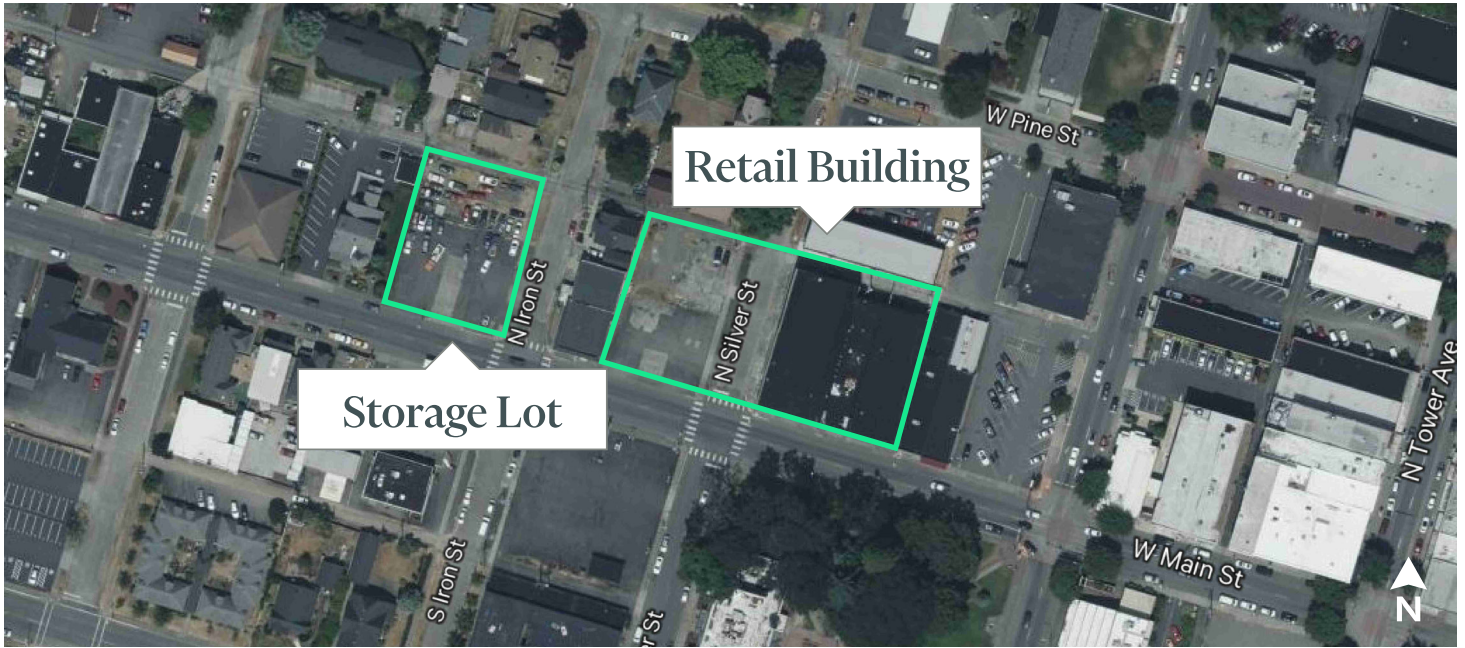
The property, previously an automotive dealership, is in the city's bustling center and is zoned C-3, allowing it to cater to diverse commercial and retail needs. From auto sales and service repair to office and medical use, restaurants, professional services, churches, and even breweries/distilleries, the possibilities are endless! With a generous 15,000 SF storage lot and a retail space offering ample office area and a showroom, this property is a versatile gem.



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For Lease



Retail Building

- + 18,560 SF (building)
- + 13,350 SF (parking lot)
- + \$0.50 PSF + NNN
- + Retail show room
- + Abundant office space
- + Partially paved parking lot
- + Zoned C-3, City of Centralia
- + Available now

Additional Storage Lot

- + 15,400 SF
- + \$0.10 PSF + NNN
- + Partially Fenced
- + Zoned C-3, City of Centralia

Demographics

| | 1 mile | 3 miles | 5 miles |
|-------------------|----------|----------|----------|
| Population | 9,293 | 22,781 | 32,773 |
| Average HH Income | \$78,090 | \$76,416 | \$78,800 |
| # of Households | 3,609 | 8,752 | 12,544 |

Source: ESRI 2022

Contact Us

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