4260 N Hwy 101, Depoe Bay, Oregon

3,280 SF Warehouse located on Oregon Coast Hwy 101



C-1 Zoned Commercial (NEC) Residential/Commercial Use Property

Commercial lot & shed, with development potential

- A 3,280 SF (est.) 50+ year old metal-clad shed
- The lot is approximately 0.69 acres
- Zoned C-1 Retail Commercial which also allows for rezoning to Residential R-4 for single- or multi-family housing development
- Located off of northbound Oregon Coast Hwy 101, less than a mile from Lincoln Beach
- · Traffic Counts*: 9,998 vehicles daily



*MPSI Daily Estimate, 2021-2022

OFFERED AT \$450,000

NEWMARK

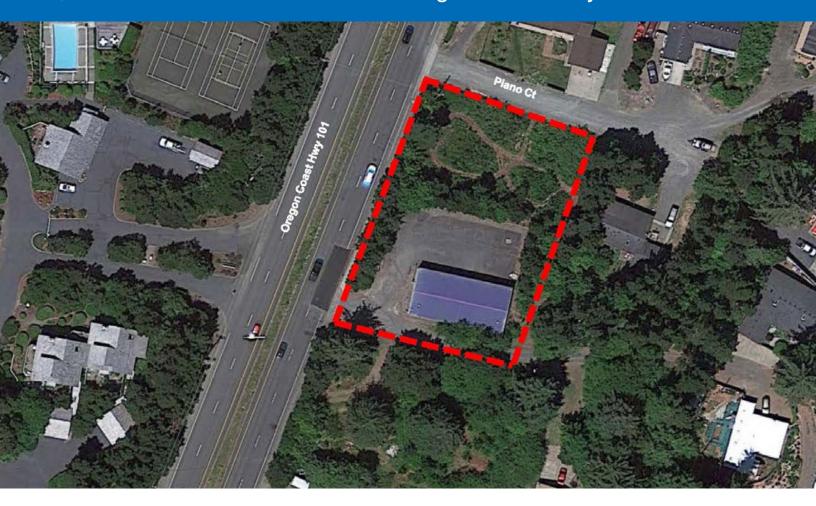
For additional information, please contact:

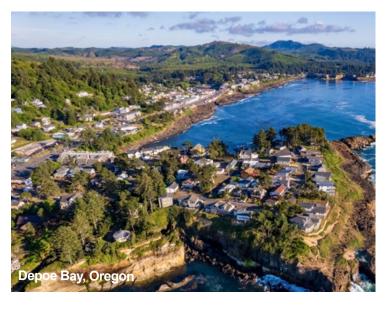
DAVID C. SQUIRE, SIOR 503.972.5505 david.squire@nmrk.com www.nmrk.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to grow, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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POPULATION			
	1 MILE	3 MILES	10 MILES
2023 Estimate	1,706	3,065	15,149
Growth Projection 2023-2028	3.99%	2.53%	3.88%
HOUSEHOLD INCOME			
	1 MILE	3 MILES	10 MILES
2023 Averge Household Income	\$72,903	\$77,397	\$66,629
Daytime Employment	647	1,135	5,889

- · Located in unincorporated Lincoln County, OR
- Across the highway from the Searidge Condominiums
- Ideally located between Gleneden Beach and Lincoln Beach restaurants, shopping and higher-end amenities
- Depoe Bay, OR, physical address

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