

# 4260 N Hwy 101, Depoe Bay, Oregon

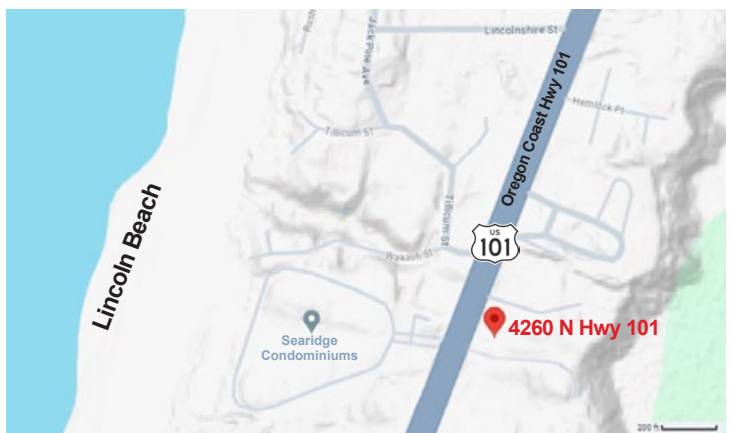
3,280 SF Warehouse located on Oregon Coast Hwy 101



## 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:

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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 Average 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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