

FOR SALE

FREE STANDING BLDG. W/ DRIVE-THRU

16400 SE 18th St | Vancouver, WA 98683

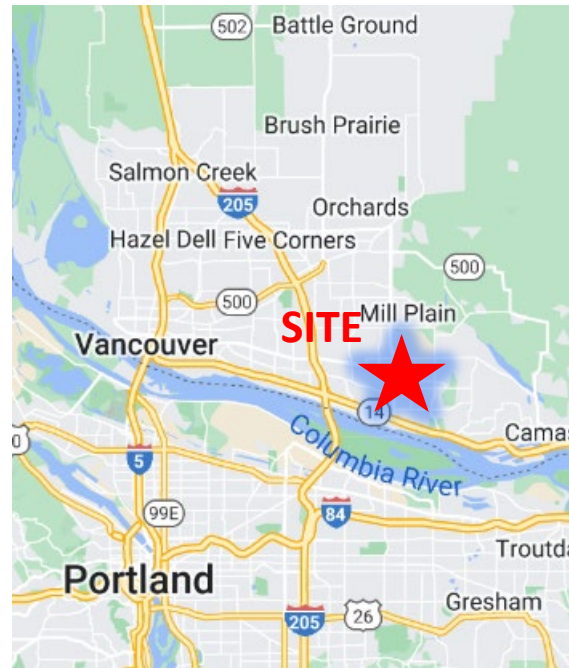


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Located at SE 164th Avenue and SE 18th Street - easy access from SE Mill Plain and Hwy 14
- Free standing building with drive-thru previously occupied by a financial institution
- Proposed uses include retail/service, medical or professional office
- 2,616 SF building
- .57-acre parcel
- Zoned Community Commercial (CC)
- Price: \$1,500,000
- Neighboring retailers:



FOR MORE INFORMATION:

Deborah Ewing
360.597.0566 | dewing@fg-cre.com

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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	20,361	91,693	198,610
2028 Projected Population	21,341	96,498	207,146
Average Household Income	\$102,517	\$105,527	\$100,607

Average Daily Traffic

- SE 164th Ave @ SE 15th St N – 32,153
- SE 164th Ave @ SE Village Loop S – 36,687
- SE 20th St @ SE 167th Ave E – 7,643

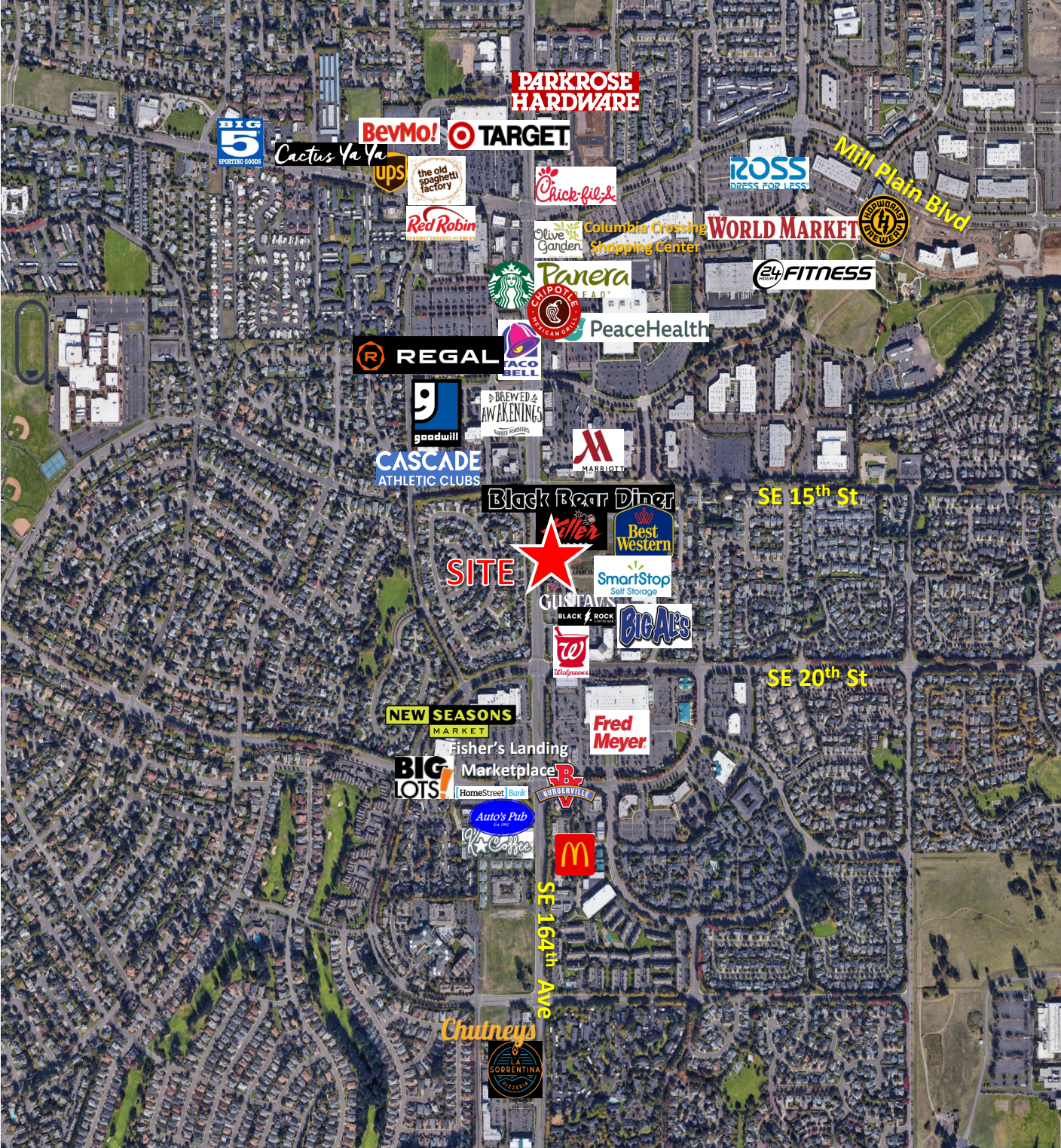
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This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.