

# For Sale

12250 - 12300 SE DIVISION ST, PORTLAND, OR 97236



## PROPERTY DESCRIPTION

Two (2) separate properties that can accommodate an owner-user looking for a retail / industrial flex building with 12,000 SF +/- of secure yard space.

## PROPERTY HIGHLIGHTS

- 12250 SE Division St - approximately 250 SF building on a 12,197 SF lot
- 12300 SE Division St - approximately 2,400 SF building on a 2,453 SF lot with an at-grade overhead door
- Zoned CM2 (Commercial Mixed Use 2) which allows for a wide range of uses
- SE Division St retail frontage
- Located near the busy intersection of SE Division St and SE 122nd Ave (17,514 ADT Volume - per City of Portland)

## OFFERING SUMMARY

Sale Price:	\$500,000
12250 SE Division St (Bldg Size)	250 SF
12300 SE Division St (Bldg Size)	2,400 SF
Combined Bldg Size	2,650 SF
Combined Lot Size	14,650 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,152	66,032	152,833
Total Population	27,002	180,820	399,212
Average HH Income	\$80,557	\$91,151	\$104,945

## ADAM BEAN

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Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.



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# Additional Photos

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# Aerial Map

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# Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	27,002	180,820	399,212
Average Age	38	40	40
Average Age (Male)	37	39	39
Average Age (Female)	39	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,152	66,032	152,833
# of Persons per HH	3	2.7	2.6
Average HH Income	\$80,557	\$91,151	\$104,945
Average House Value	\$433,883	\$488,767	\$554,307

Demographics data derived from AlphaMap

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