

// FOR SALE



PROPERTY DESCRIPTION

****Prime Commercial Land for Sale in Chehalis, WA****

Unlock the potential of 1.91 acres (83,200 sq ft) of prime, fully fenced commercial land at 1676 Bishop Road, Chehalis, WA 98532. Strategically located just off Interstate 5 at exit 74, this general commercial zoned property offers exceptional visibility and accessibility for businesses looking to thrive. This high and dry site is ready for immediate development, making it an ideal investment opportunity for your commercial venture. Don't miss your chance to secure a valuable piece of real estate in a growing area. Contact us today for more details!

OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	1.91 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,896	7,486	21,308
Total Population	10,535	19,968	56,744
Average HH Income	\$99,097	\$99,741	\$95,111

PROPERTY HIGHLIGHTS

- Great visibility from Interstate 5
- Close Proximity to Exit 74 which is one of the largest interchanges in the county.
- Fully Fenced
- Easy Ingress/Egress
- Site is level and ready for development
- Neighboring Businesses: Fred Meyer Distribution Center, National Frozen Foods Corp, Hardel Mutual Plywood Corp, Pacificcorp Power Plant, JR Furniture, Imperial Fabricating, and Cresline Northwest

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// LOCATION MAP



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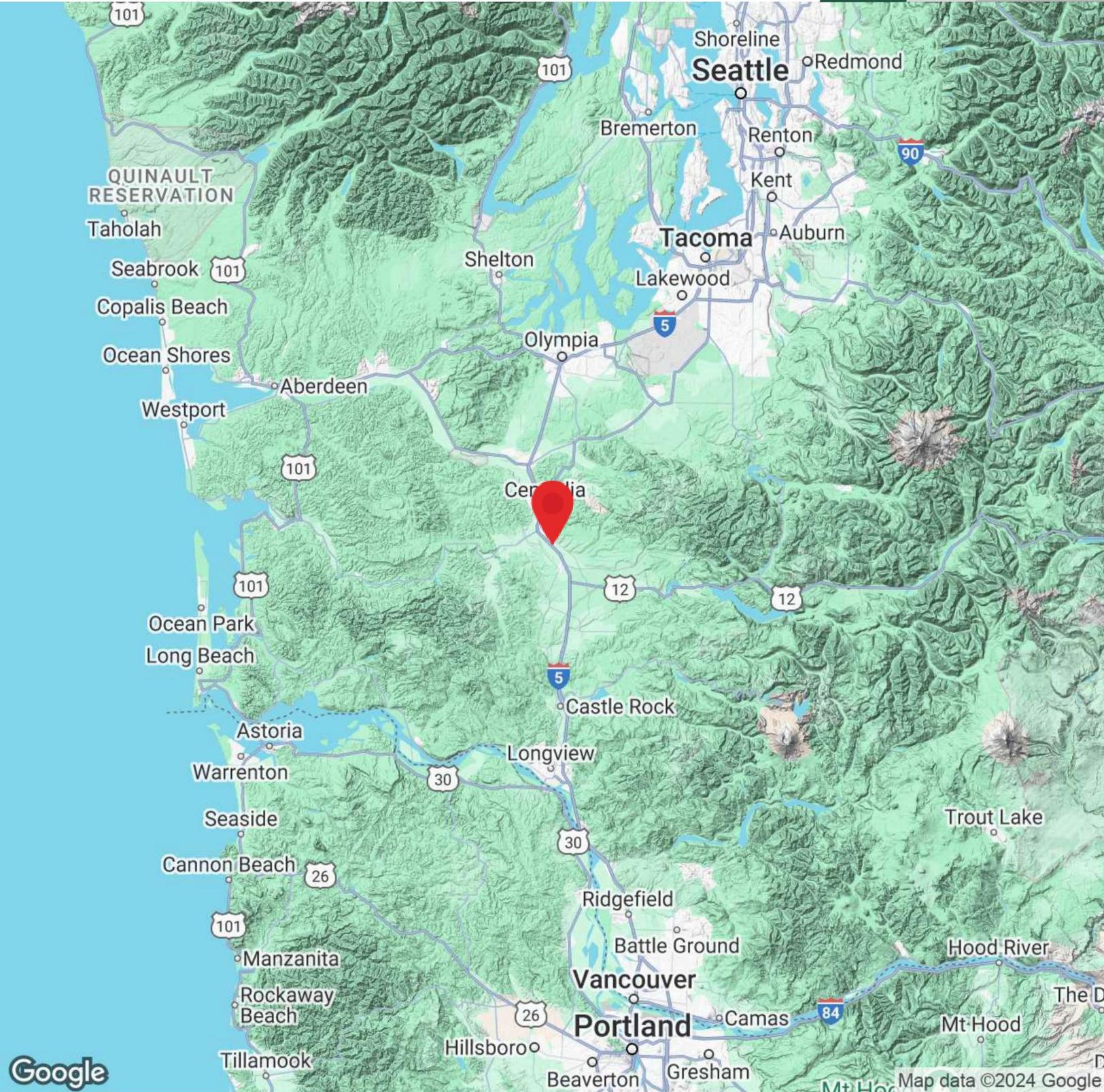
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// AERIAL MAP



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