

FOR LEASE

NORTH MAIN VILLAGE

**10558 SE MAIN STREET
MILWAUKIE, OREGON 97222**



All SVN® Offices Independently Owned and Operated

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MILWAUKIE, OREGON 97222



PROPERTY DESCRIPTION

Discover your next retail opportunity in the heart of downtown Milwaukie! Two spacious retail spaces, each spanning 1,100 square feet, are now available for lease at 10554 SE Main St. These versatile spaces offer excellent visibility and foot traffic, situated just one block off SE McLoughlin Blvd. With neighboring amenities including restaurants, coffee shops, gyms and bars, this location provides high exposure and convenience for your business.

Don't miss this exceptional opportunity to establish your business at the North Main Village located in Milwaukie's vibrant downtown.

Contact Alex Cordier today to schedule a viewing or inquire about leasing terms.

OFFER SUMMARY

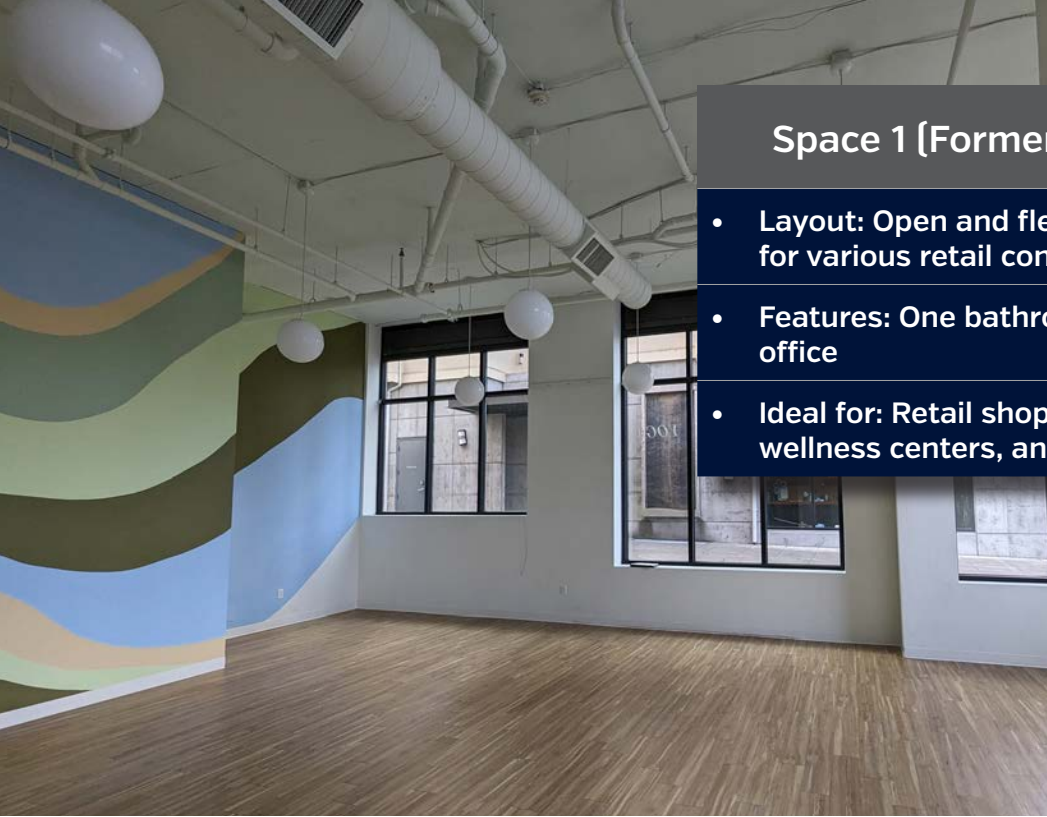
LEASE RATE: \$25/SF/YR (NNN)

AVAILABILITY: 1,118 SF & 1,200 SF

BUILDING SIZE: 2,236 SF

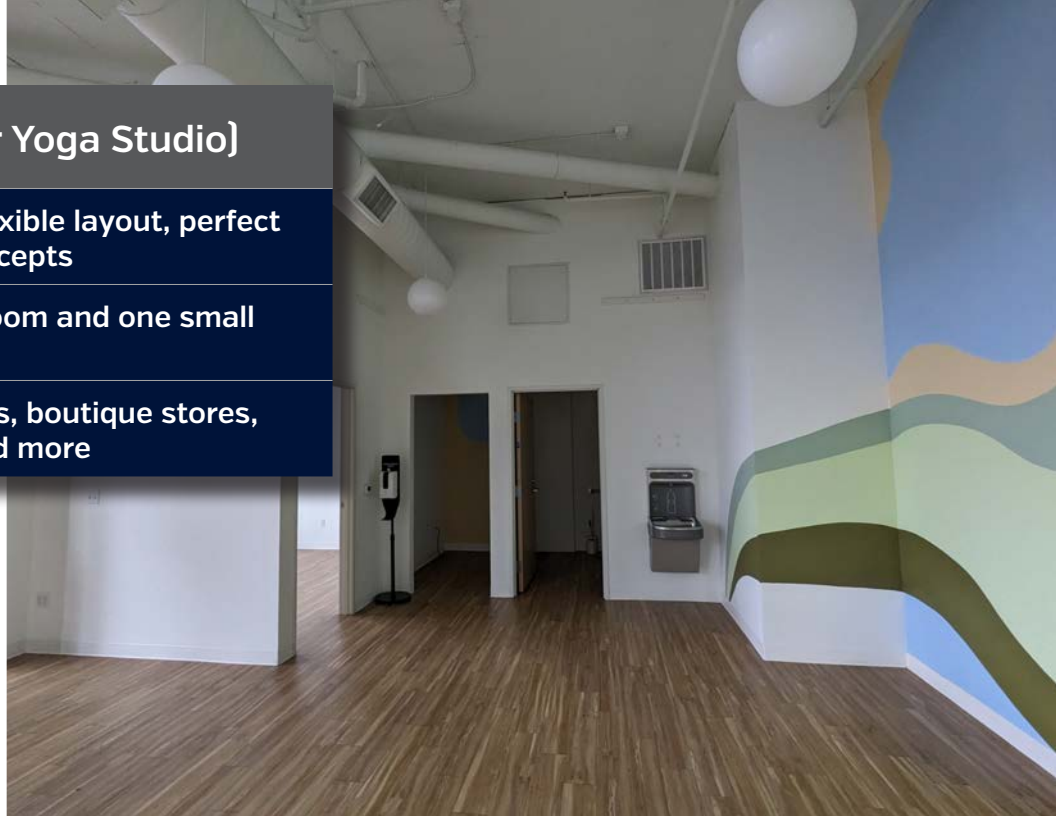
LOT SIZE: 0.09 AC

YEAR BUILT: 2006



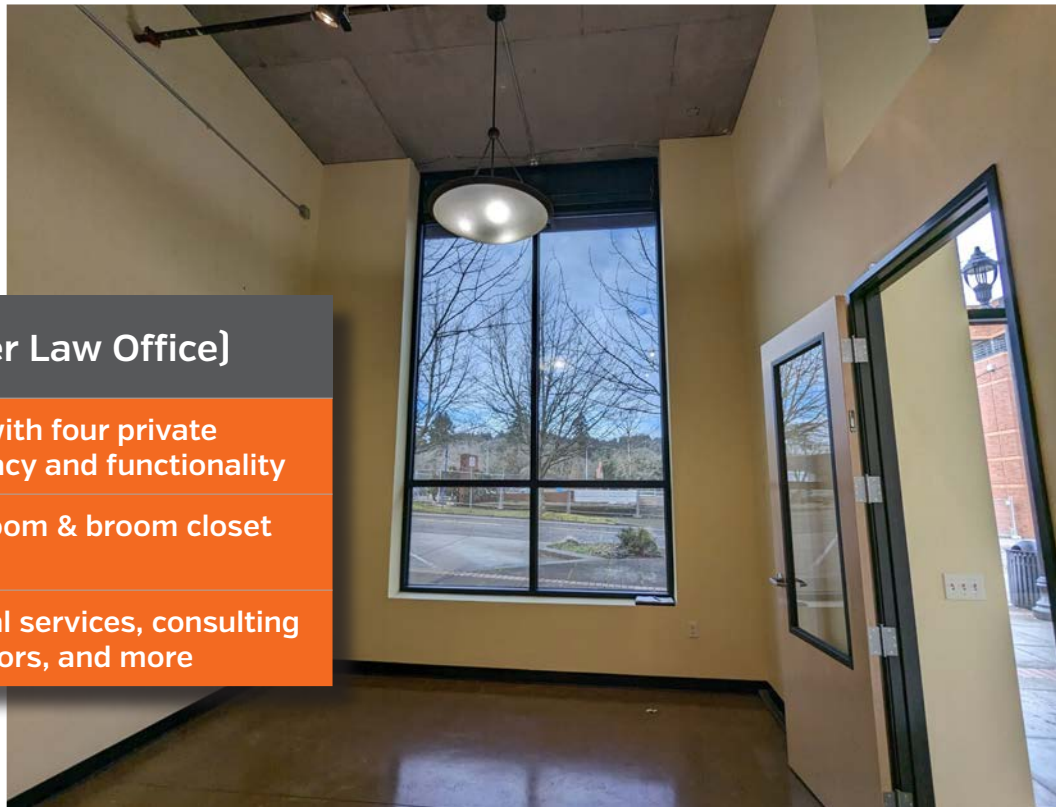
Space 1 (Former Yoga Studio)

- **Layout:** Open and flexible layout, perfect for various retail concepts
- **Features:** One bathroom and one small office
- **Ideal for:** Retail shops, boutique stores, wellness centers, and more



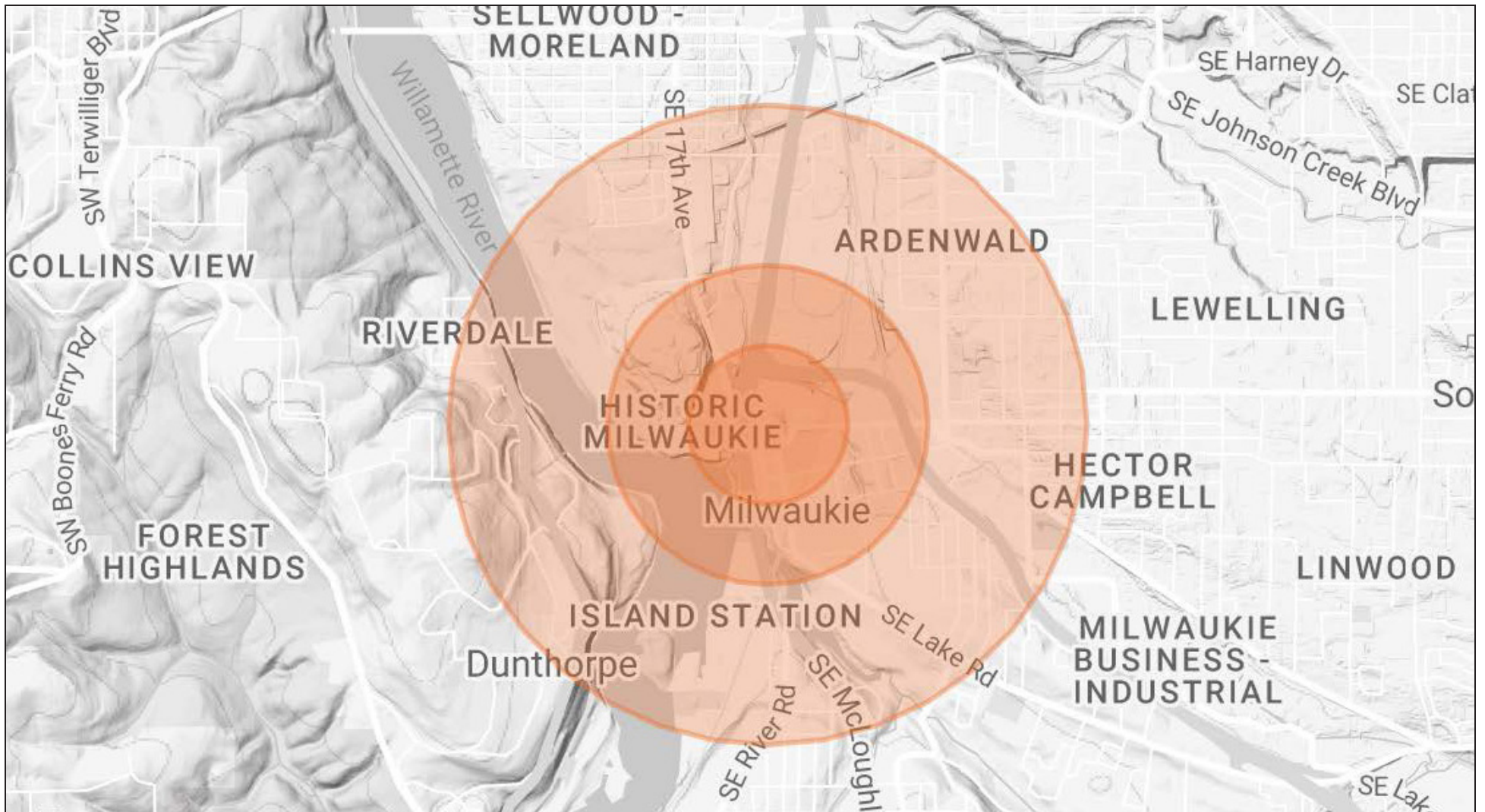
Space 2 (Former Law Office)

- **Layout:** Configured with four private offices, offering privacy and functionality
- **Features:** One bathroom & broom closet with 2nd sink
- **Ideal for:** Professional services, consulting firms, financial advisors, and more



AERIAL MAP





	POPULATION			HOUSEHOLD & INCOME			
	1/4 MILE	1/2 MILE	1 MILE	1/4 MILE	1/2 MILE	1 MILE	
TOTAL POPULATION	383	1,796	10,537	TOTAL HOUSEHOLDS	196	878	5,025
AVERAGE AGE	40.7	40.7	39.7	# OF PERSONS PER HH	2.0	2.0	2.1
AVERAGE (MALE)	45.6	41.6	38.9	AVERAGE HH INCOME	\$64,724	\$74,903	\$82,807
AVERAGE (FEMALE)	37.0	39.4	40.9	AVERAGE HOUSE VALUE	\$339,646	\$369,449	\$405,023

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