

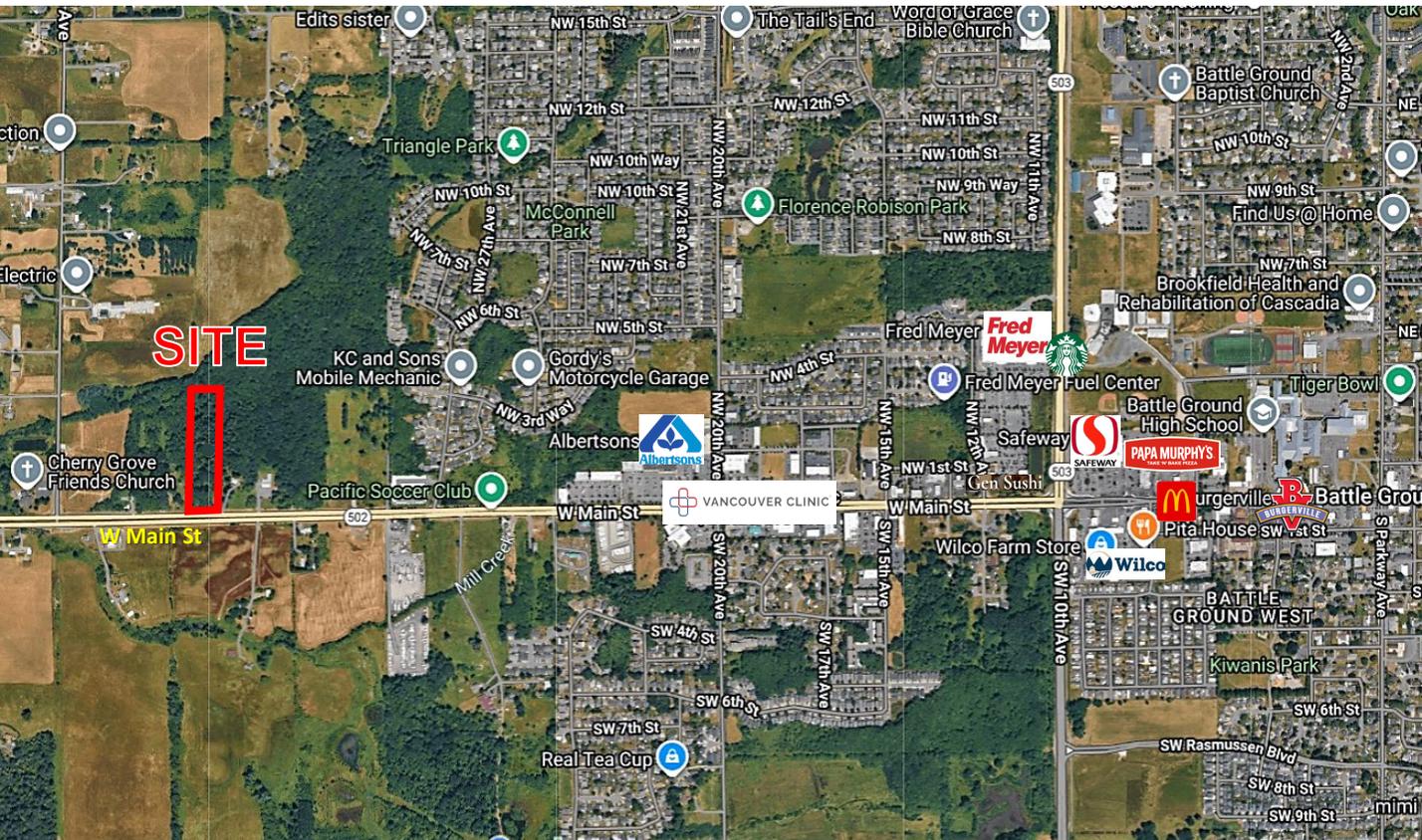
# FOR SALE

APPROX. 4.62 ACRES ZONED WE – WESTSIDE EMPLOYMENT

3510 W Main St | Battle Ground, WA 98604

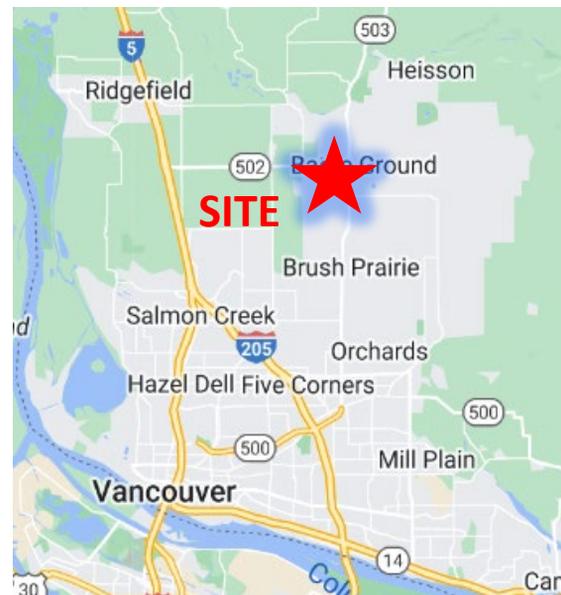


900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com



## PROPERTY HIGHLIGHTS

- The subject site is located at 3510 W Main Street in Battle Ground, Washington. Excellent visibility with high traffic counts. Regional WE zoning provides for many zoning uses within the City of Battle Ground. Battle Ground is one of the fastest growing cities within southwest Washington.
- Approximately 4.62 acres
- Zoned WE Westside Employment
- Tax lot #228516000
- Sale price: \$580,000.00
- Contact Broker for Developer's Package



**FOR MORE INFORMATION:**

Deborah Ewing  
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## Welcome to Battle Ground!

The City of Battle Ground is home to a current population of 21,119 and numerous businesses and service organizations who work together to preserve a strong sense of community.

With the number and variety of shops, services and dining opportunities in the City, Battle Ground serves as the commercial and social hub for the larger north Clark County area with a population of over 80,000.



Located in the heart of Clark County, Washington, Battle Ground is just 30 minutes from Portland, Oregon and the Portland International Airport. Battle Ground benefits from pristine surroundings while enjoying proximity to the Portland-Vancouver metropolitan area.

Our community enjoys and thrives on the abundance of natural surroundings and recreational activities. Located between the Pacific Coast and the Cascade Mountains, Battle Ground offers many parks, lakes, streams, and forested areas that provide a multitude of recreation activities.

### 2025 DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Est. Population	30,553	55,966	336,823
2029 Projected Population	33,933	62,198	371,965
Est. Average Household Income	\$127,005	\$138,065	\$121,666
Est. Total Businesses	1,173	1,844	11,944
Est. Total Employees	8,125	12,056	81,093

### Average Daily Traffic

NE 219<sup>th</sup> St @ NE 92<sup>nd</sup> Ave W – 13,487

NE 219<sup>th</sup> St @ W Main St E – 19,534

W Main St @ NE 29<sup>th</sup> Ave E – 17,966