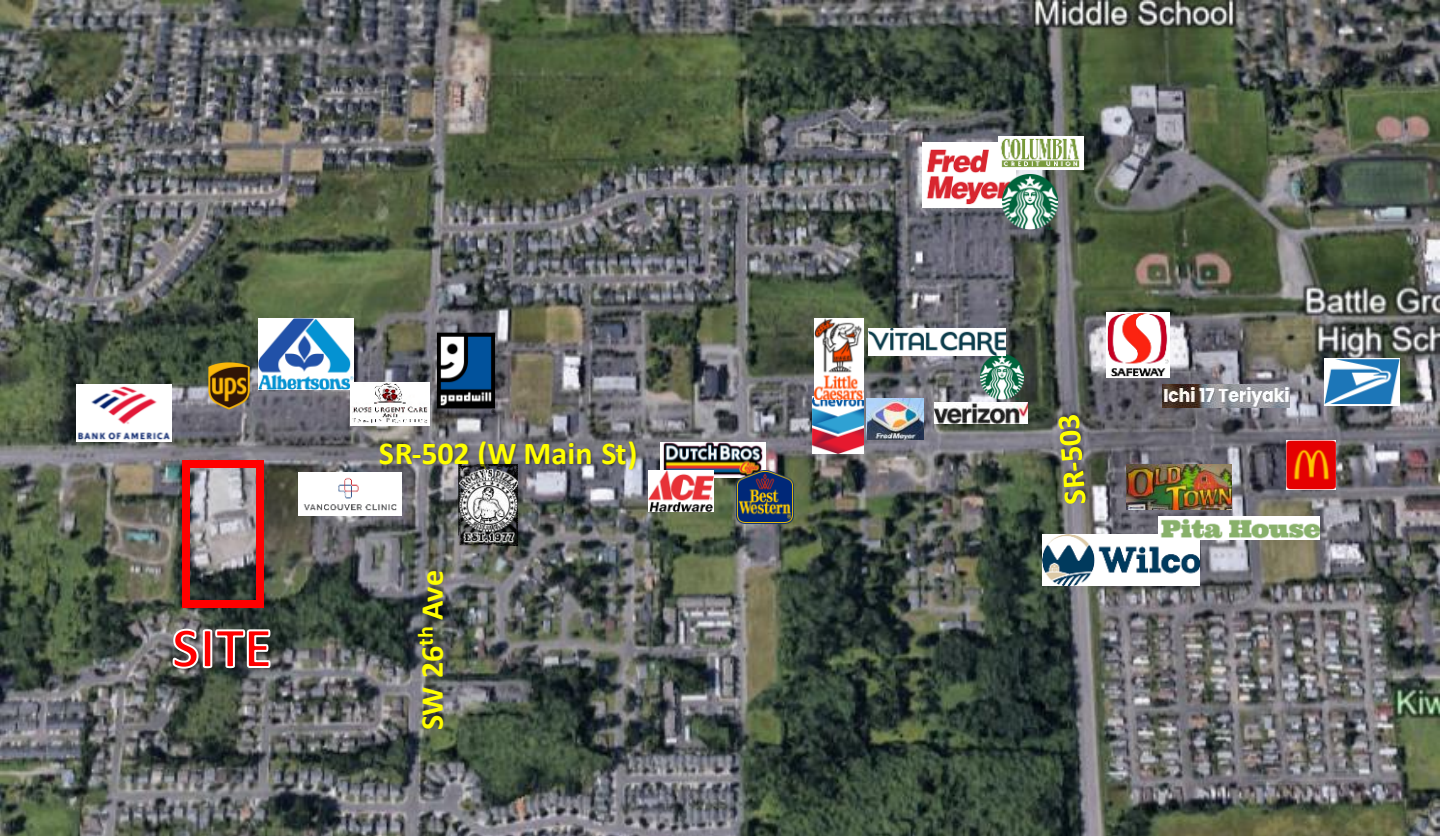


PRICE REDUCTION! FOR SALE

APPROX. 4.7 ACRES, COMMERCIAL ZONING
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 in Battle Ground, WA, across from Battle Ground Market Center (Albertsons, Bank of America) and west of Vancouver Clinic. Excellent visibility to SR-502 with high traffic counts. Regional Commercial zoning provides for the highest level of approved uses within the City of Battle Ground. Battle Ground is one of the fastest growing cities within southwest Washington.
- Approximately 4.7 acres
- Zoned RC Regional Commercial
- Tax lot #091103148
- Sale price: \$3,500,000
- Contact Broker for Developer's Package



FOR MORE INFORMATION:

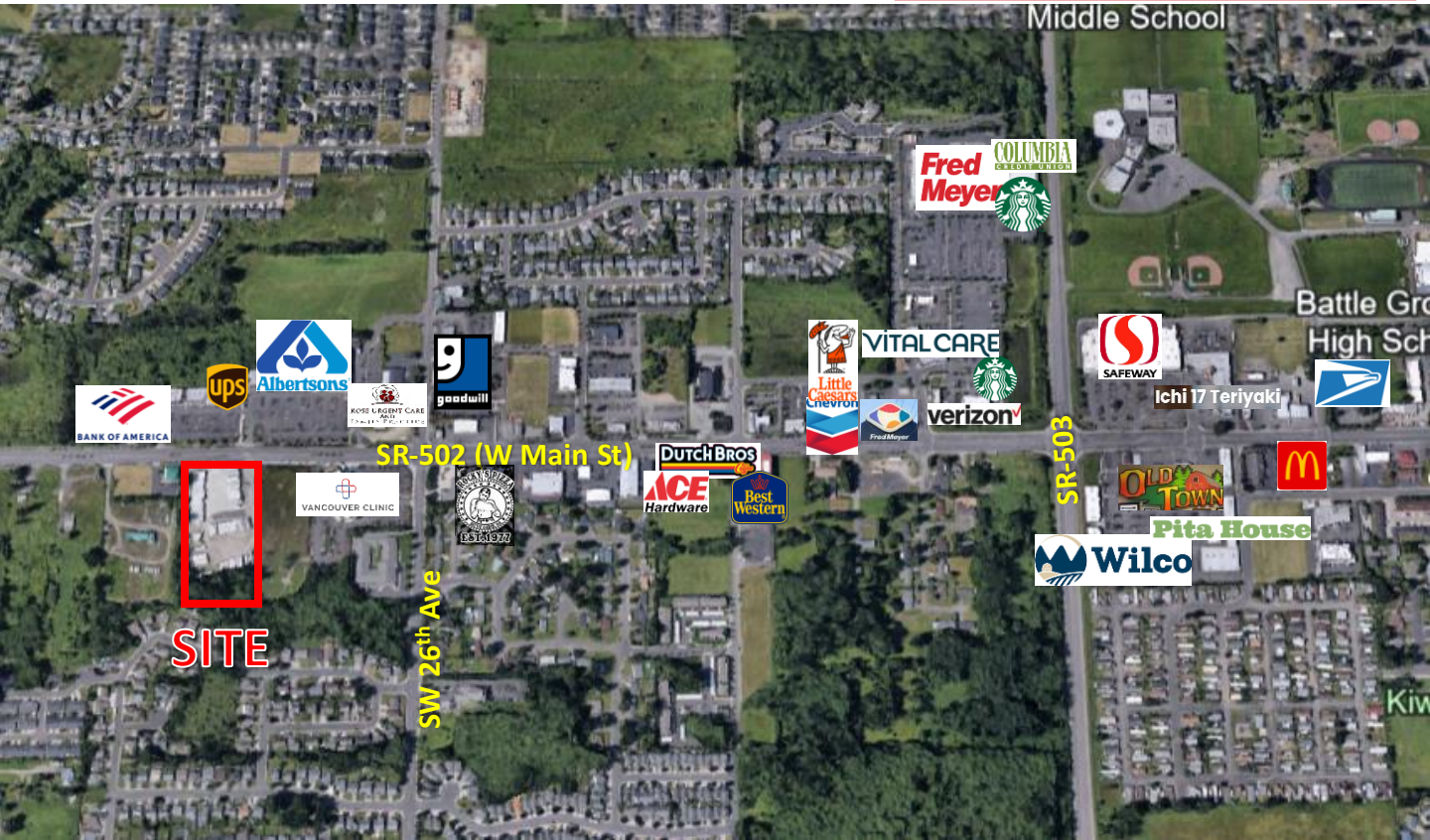
Deborah Ewing
360.597.0566 | dewing@fg-cre.com

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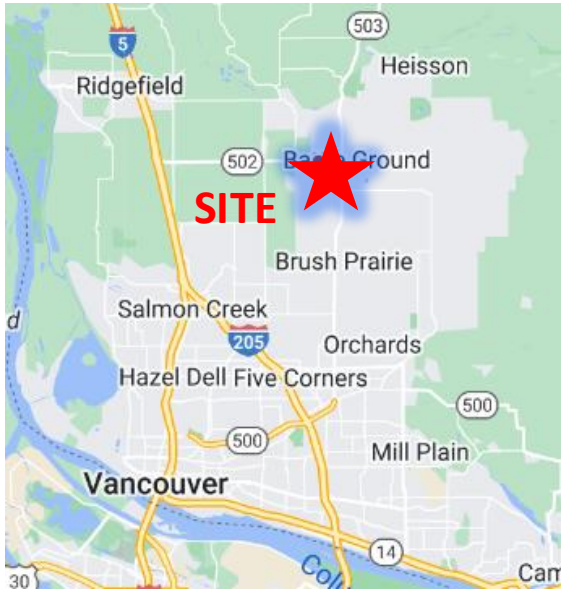


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Welcome to Battle Ground!

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.

2024 DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Est. Population	29,610	46,907	311,744
2028 Projected Population	31,040	49,110	328,937
Est. Average Household Income	\$106,075	\$112,904	\$103,754
Est. Total Businesses	1,060	1,437	10,175
Est. Total Employees	7,254	9,575	72,761

Average Daily Traffic

W Main St @ SW 26th Ave W – 17,998
W Main St @ SW 20th Ave NW – 19,925
W Main St @ NW 20th Ave E – 13,400