

# FOR LEASE

0.50 ACRES C-2 ZONED LAND

1350 Atlantic Avenue | Woodland, WA 98674

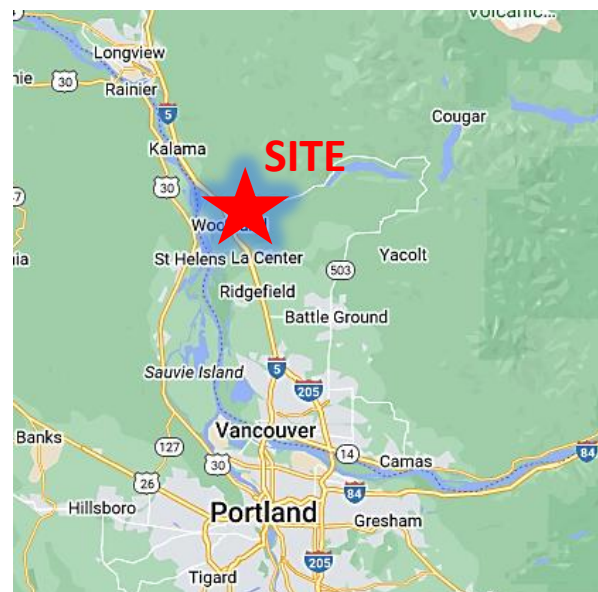


900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com



## PROPERTY HIGHLIGHTS

- Approx 22,000 SF (approx. 0.50 acres) of land zoned Hwy Commercial (C-2) available for lease
- Located along Atlantic Ave in Woodland, the property features exceptional visibility to I-5
- Owner would consider fencing all or part of the property depending on overall lease terms
- Owner would consider additional tenant improvements depending on overall lease terms
- Property available for lease for \$1,500/month



**FOR MORE INFORMATION:**

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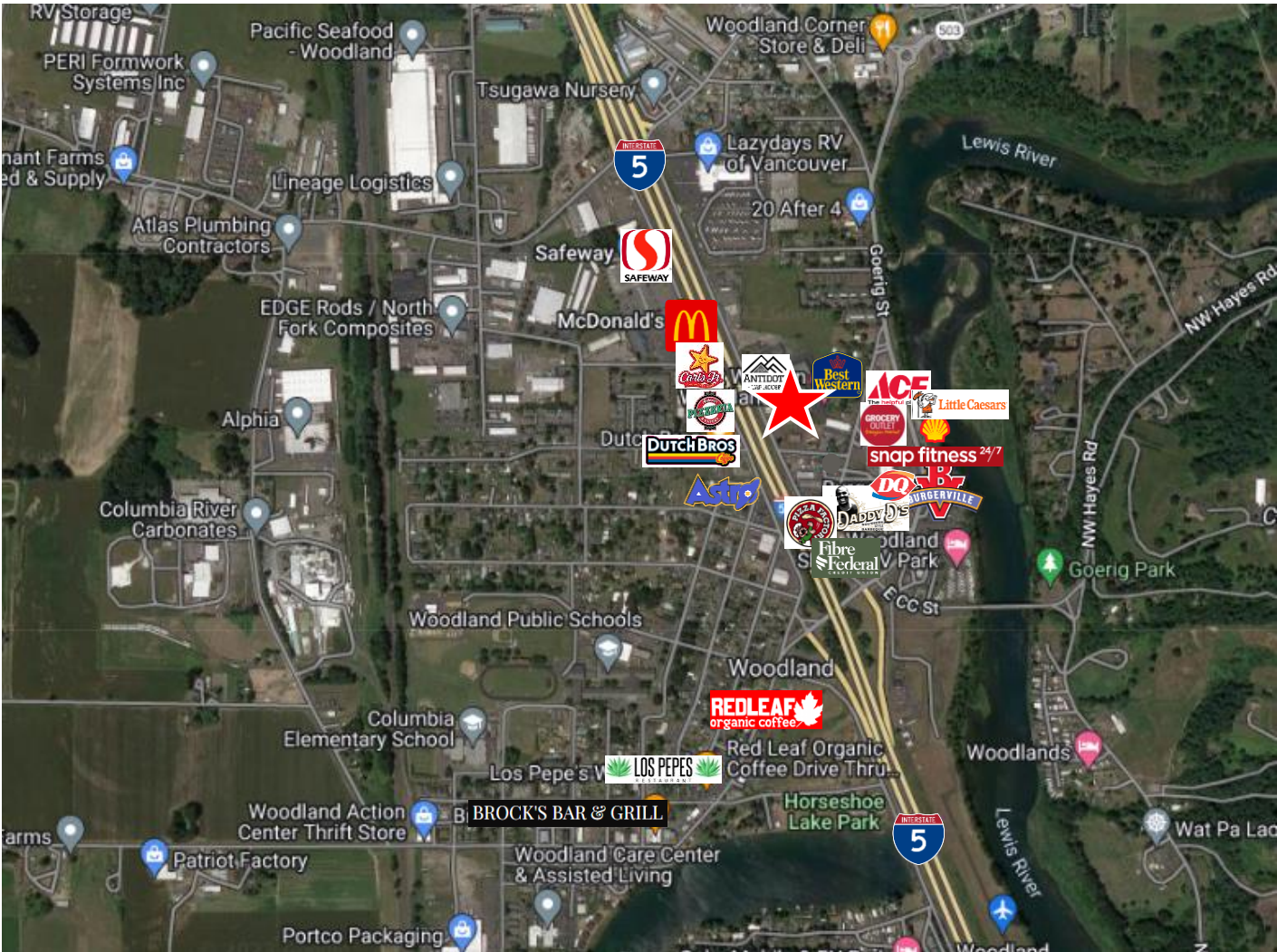
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## 2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	4,130	10,197	25,464
2028 Projected Population	4,284	10,562	26,311
Est. Average Household Income	\$83,445	\$93,186	\$95,783
Est. Total Businesses	334	492	1,027
Est. Total Employees	3,115	5,021	9,644

## Average Daily Traffic

- Lewis River Rd @ Goerig St N – 13,985
- Lewis River Rd @ Millard Ave NE – 14,535
- I-5 @ Lewis River Rd NW – 59,387

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.