

SCAPPOOSE LEASING OPPORTUNITY

52567 COLUMBIA RIVER HIGHWAY
SCAPPOOSE, OREGON 97056



LEAD ADVISOR

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COMMERCIAL
INTEGRITY *nw*

a real estate investment advisory company

BRAD MACOMBER

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\$6,875/mo

\$16.50 PSF
(5,000 SF)

52567 COLUMBIA RIVER HIGHWAY

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Rentable Area SF 5,000 SF
(BONUS 1,100 SF SPACE)

Land 9,100 SF
Land (Acres) 0.21 AC

Year Built 1948
Tenancy Single
Construction Masonry

BONUS 1,100 SF UPSTAIRS OFFICE SPACE INCLUDED!



IDEAL LOCATION



PROPERTY HIGHLIGHT



- Property offers **5,000 square feet** of adaptable retail space on the ground floor, complemented by a 1,100 square foot office above. The layout is ideal for businesses needing both retail and office functions in one location.
- Located in downtown Scappoose, this property features a “very walkable” score and is conveniently close to the **Columbia County Library** and **Heritage Park**, making it a prime spot for customer traffic and community engagement.
- With retail space on the main road and office space upstairs, this property offers unmatched visibility and accessibility. As the **only property of its type** available in the area, and in a market with astoundingly low vacancy, it provides a unique opportunity for businesses seeking prime exposure in a bustling location.





**PROPERTY FEATURES ON-SITE PARKING &
EXCELLENT HIGHWAY EXPOSURE**

AREA HIGHLIGHTS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,913	11,584	14,689
HOUSEHOLDS	3,915	7,421	10,408
HH INCOME	\$126.9K	\$129.8K	\$129.8K
CONSUMER SPENDING	\$92M	\$287.2M	\$413.2M

TRAFFIC

21,570 VPD ON COLUMBIA RIVER HWY & E COLUMBIA AVE NW
30,656 VPD ON COLUMBIA RIVER HWY & SCAPPOOSE VERNONIA HWY N

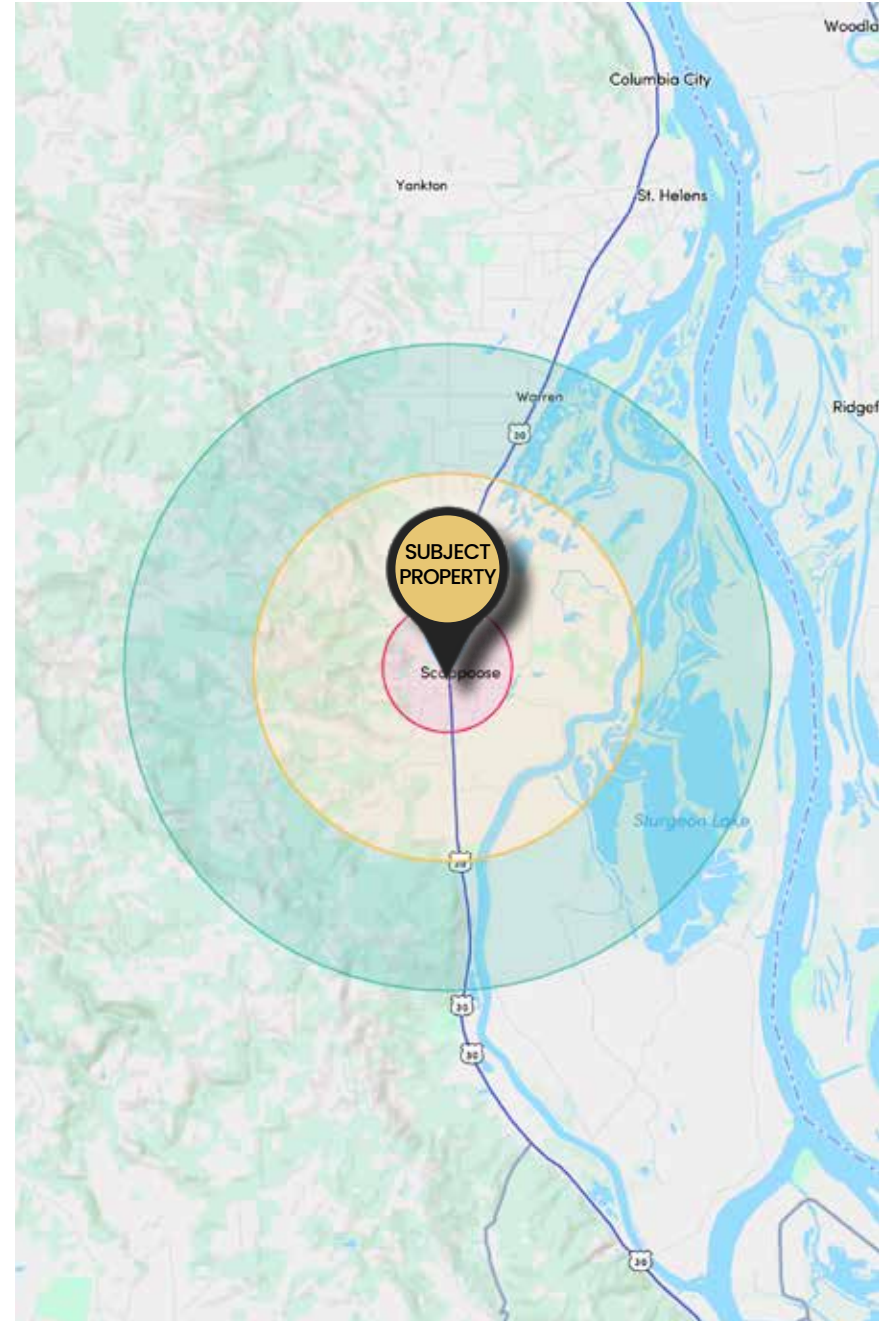
TRANSPORTATION

WALKSCORE: 77
FOOT TRAFFIC: 5,970 VISITS MONTHLY

AIRPORT: 51 MIN TO PORTLAND INTERNATIONAL

POPULATION

STATE	OREGON	4.18M
COUNTY	COLUMBIA COUNTY	10.74K
CITY	SCAPPOOSE	8.01K

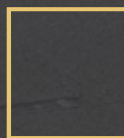




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