



### Size:

- 1.4 Acres

### Property Highlights:

- Anchored by Walmart
- Other national retailers at this intersection include Walgreens, Subway, My Dentist, KFC, Taco Bell, Auto Zone, McDonalds and others

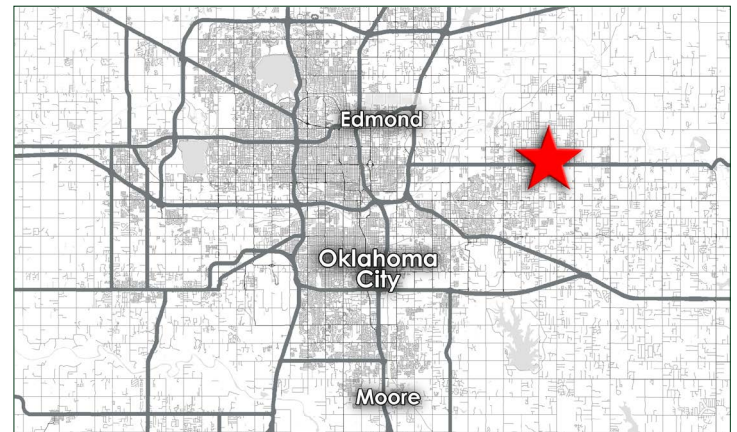
### Traffic Counts:

NE 23rd St (Hwy-62): 20,400 VPD (ODOT 2020)

N Douglas Blvd: 3,100 VPD (ODOT 2020)

### Demographics:

|                    | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------|----------|----------|----------|
| 2022 Population    | 5,588    | 39,272   | 79,172   |
| Avg. HH Income     | \$50,895 | \$67,768 | \$74,165 |
| Daytime Population | 5,014    | 33,380   | 74,815   |



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