

# FOR LEASE

## BATTLE GROUND MARKET CENTER

2108-2500 W Main St | Battle Ground, WA 98604



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

RARE  
OPPORTUNITIES

Retail  
Suite 111 - 1,050 SF

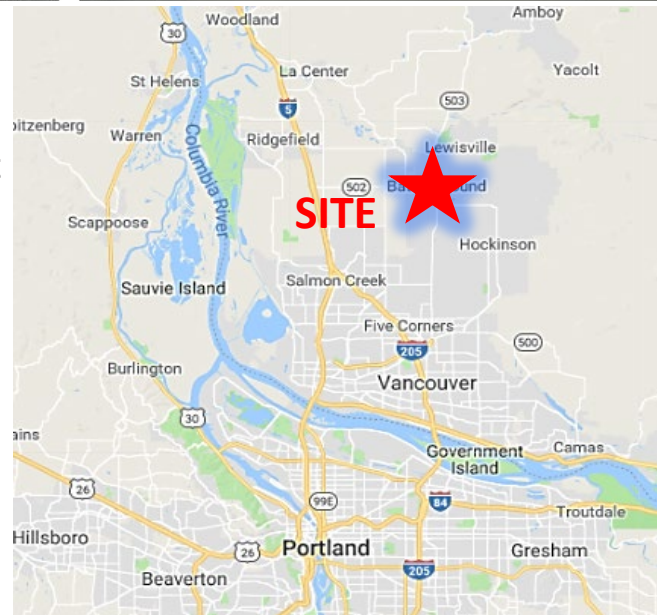
Retail  
Suite 105 - 1,050 SF

Dental / Medical  
Suite 121 - 2,893 SF

Dental / Medical  
Suite 110 - 2,902 SF

## PROPERTY HIGHLIGHTS

- Availabilities – 2 former dental/medical suites!
  - Suite 121: 2,839 SF former dental office with built-out patient rooms
  - Suite 110: 2,902 SF former oral surgery center with built-out patient rooms
- Availabilities – 2 Retail suites
  - Suite 111: 1050 SF
  - Suite 105: 1050 SF
- Great visibility, facing Main Street
- Grocery-anchored center with strong tenant mix
- Occupancy: 98%
- Easy access to SR-502 and I-5
- Abundant onsite parking
- Lease Rate: Negotiable; call for details
- NNN's: Estimated \$4.66/SF/YR (2023)



**FOR MORE INFORMATION:**

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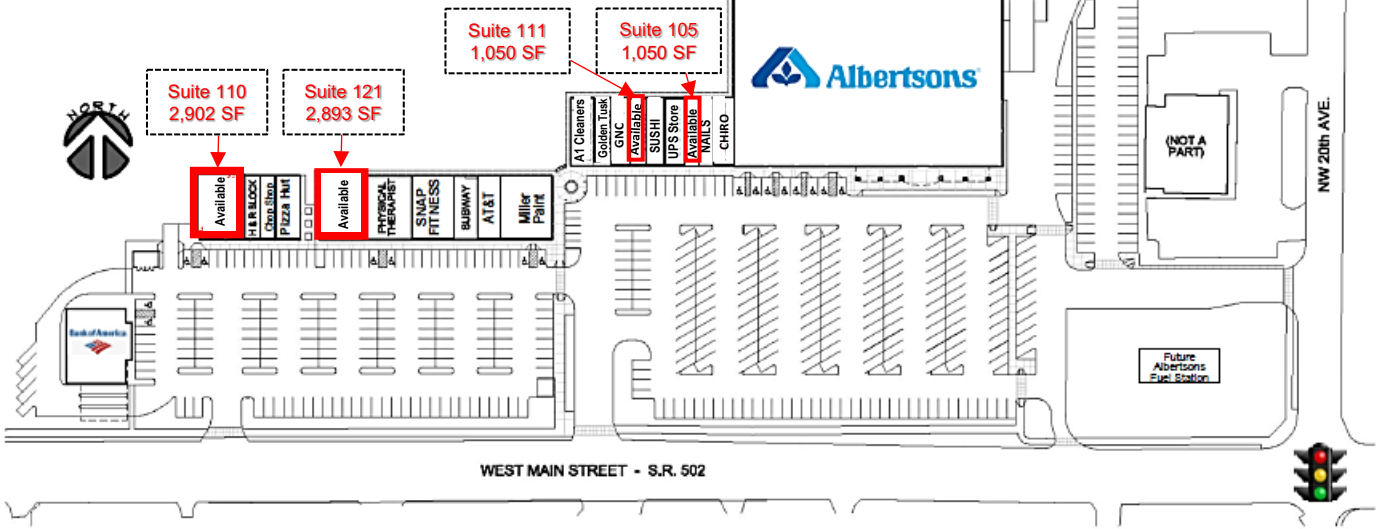
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AVERAGE DAILY TRAFFIC	
W Main St @ SW 20 <sup>th</sup> Ave NW	19,926
W Main St @ SW 26 <sup>th</sup> Ave W	20,000
W Main St @ NW 18 <sup>th</sup> Ave E	18,896

2023 Demographics			
	1 Mile	3 Mile	5 Mile
Population	9,133	29,418	47,469
Avg. Household Income	\$99,542	\$108,885	\$112,914
Daytime Employment	2,887	7,017	9,788

## Welcome to Battle Ground!

The City of Battle Ground is home to a current population of 22,180 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.



Source: cityofbg.org