

# FOR SALE/FOR LEASE

624 9<sup>TH</sup> AVE | LONGVIEW, WA 98632



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## GENERAL COMMERCIAL (GC) ZONING

Available for purchase at **\$799,000** or ground lease at **\$5,000/month**  
(owner will consider partial lease of the property).



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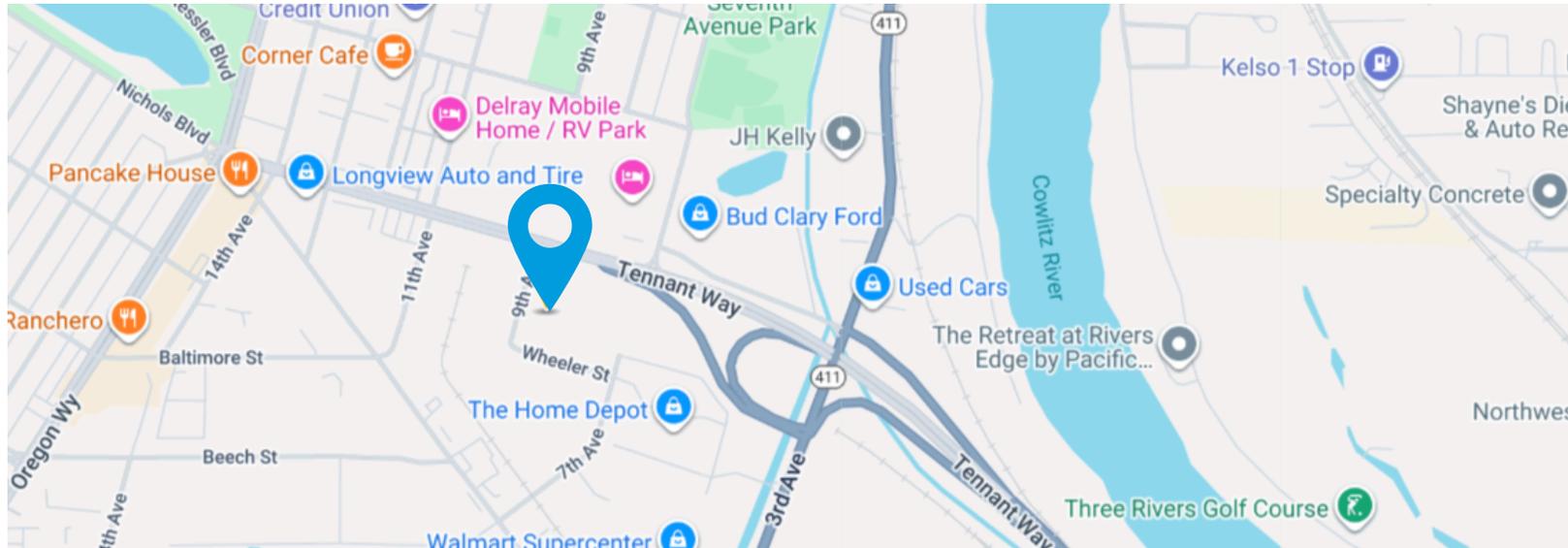


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## PROPERTY FEATURES

- One Acre of Usable Land — Ample space for new construction, parking, or outdoor operations, with easy site prep due to level terrain. Site also includes existing water meter to reduce development costs.
- Prime General Commercial (GC) Zoning — Ideal for a wide range of retail, office, and service uses (including auto related), offering flexibility for developers and owner-users.
- Strategic Location — Situated near major retailers like Home Depot, Walmart, and Napa Auto Parts, ensuring high visibility and consumer traffic.
- Excellent Traffic Exposure — Flat, level site with strong vehicular flow, perfect for heavy traffic businesses or high-access operations.
- Quick Access to I-5 via SR 432 — Convenient connectivity to Interstate 5 through State Route 432, streamlining logistics and customer access.





## Demographics >>

	1 mile	3 miles
Population	8,433	45,580
Households	3,721	18,454
Median Age	39.10	39.30
Median HH Income	\$40,806	\$55,849
Daytime Employees	12,648	34,335

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.