

FOR SALE

2 FLAT PARCELS, 1.52 ACRES

1913 SE Grace Ave | Battle Ground, WA 98604

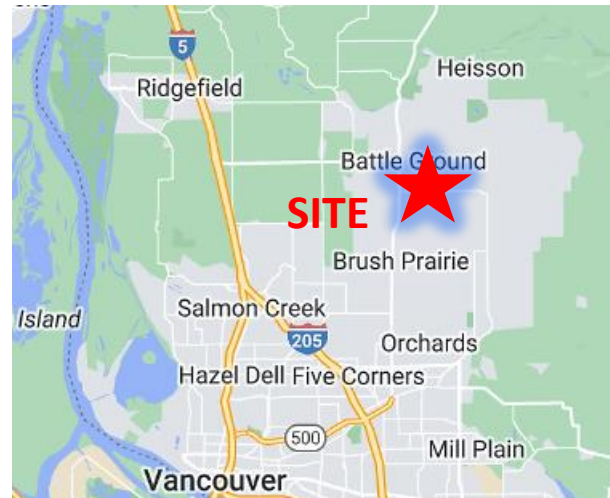


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Two flat parcels at the NE corner of Grace Avenue and Eaton Boulevard in Battle Ground
- Ideal for light industrial owner-user or developer
- Two parcels totaling 1.52 acres
- Zoned ML, Light Industrial, City of Battle Ground
- Price: \$496,500.00 (\$7.50/SF)



FOR MORE INFORMATION:

Garret Harper, SIOR, CCIM
360.597.0572 | gharper@fg-cre.com

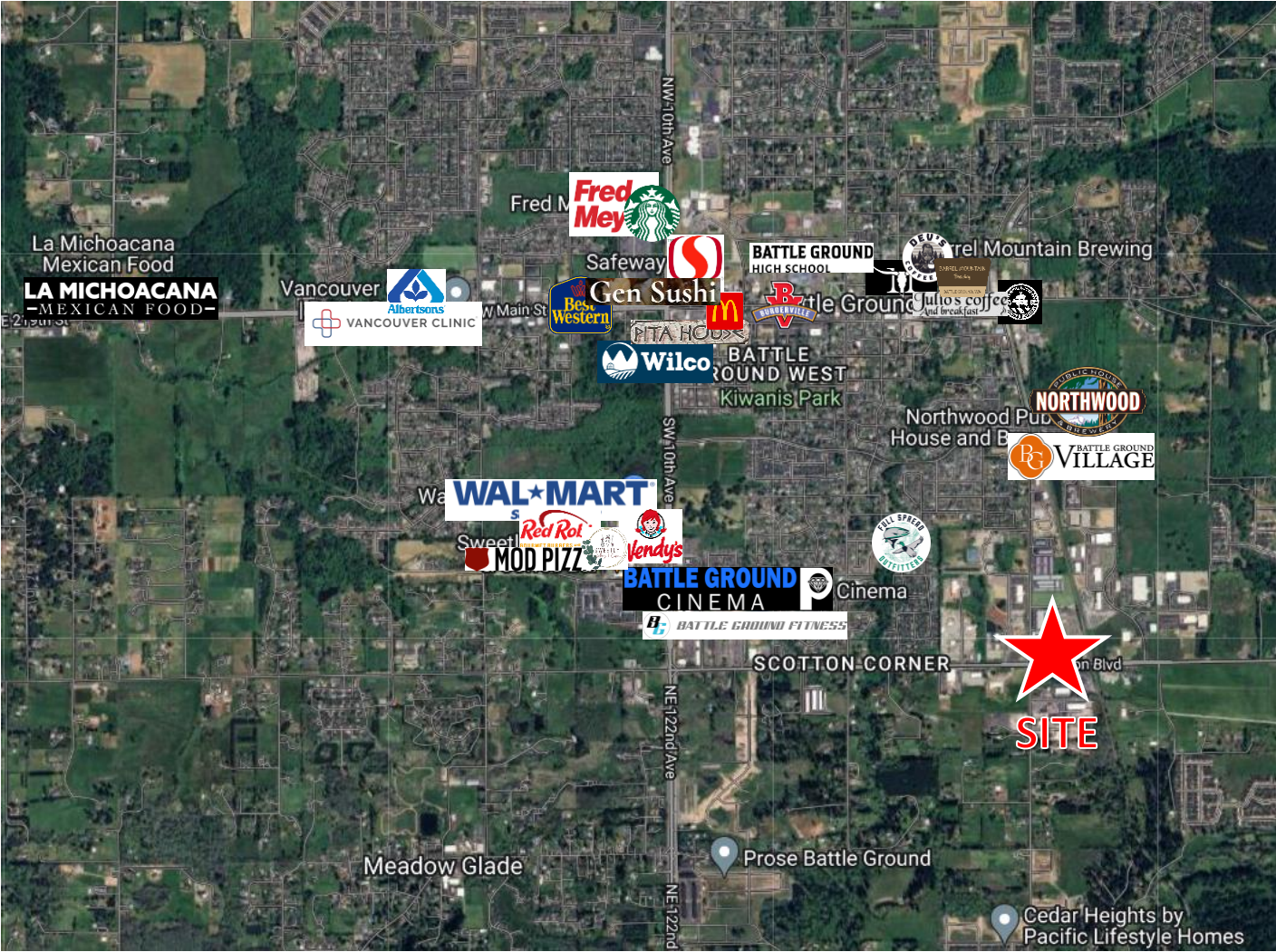
FOR SALE

2 FLAT PARCELS, 1.52 ACRES

1913 SE Grace Ave | Battle Ground, WA 98604



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



2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	6,630	31,941	54,937
2029 Projected Population	7,168	34,531	59,309
Est. Average Household Income	\$103,202	\$110,952	\$116,040
Est. Total Businesses	349	1,269	1,665
Est. Total Employees	2,757	8,603	11,219

Average Daily Traffic

- SE Grace Ave @ SE Eaton Blvd S – 6,446
- SE Grace Ave @ SE Grace Ave E – 10,224
- SE Eaton Blvd @ SE Grace Ave W – 8,259

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.