

CLARY TOYOTA FRONTAGE

NKA W VALLEY MALL BLVD, UNION GAP, WA 98903

FOR SALE



PROPERTY DESCRIPTION

This exceptional 3.24 acre commercial parcel offers premier frontage on Valley Mall Boulevard, right in the heart of the region's thriving retail corridor. Surrounded by national retailers and just minutes from I-82, this site is perfectly positioned for a variety of high-traffic commercial uses - whether you're planning a quick service restaurant (QSR), retail strip-center, big box store, or user-driven development seeking maximum visibility. Neighboring businesses include Costco, Winco, Starbucks, several large car dealerships, Wendy's, Dairy Queen and Lowes ensuring consistent traffic and strong consumer draw. Adding to the future value, a new 400+ unit apartment complex is slated for construction directly to the North of the site during the 2025-2026 calendar year-bringing even more customers right to your door step.

PROPERTY HIGHLIGHTS

- Level lot
- Utilities stubbed to site

OFFERING SUMMARY

Sale Price:	\$2,540,000
Lot Size:	3.24 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	77	523	1,762
Total Population	179	1,346	5,058
Average HH Income	\$64,294	\$65,386	\$63,989

MIKE ABRAMS
509.949.1389
mikea@johnlscott.com

John L. Scott®
REAL ESTATE

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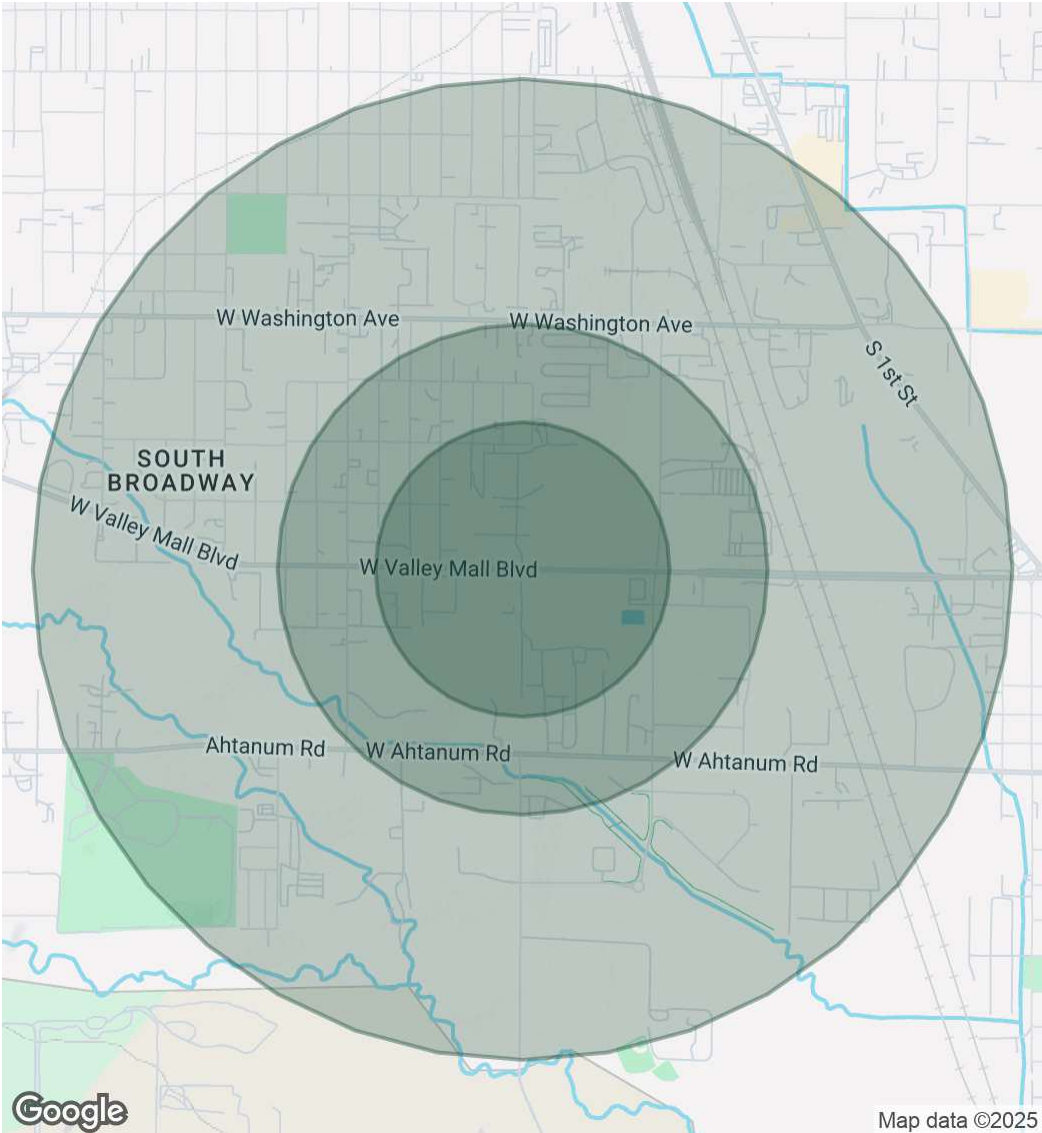
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	179	1,346	5,058
Average Age	42	40	37
Average Age (Male)	41	39	36
Average Age (Female)	43	41	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	77	523	1,762
# of Persons per HH	2.3	2.6	2.9
Average HH Income	\$64,294	\$65,386	\$63,989
Average House Value	\$212,358	\$212,000	\$242,239

Demographics data derived from AlphaMap



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