

AVAILABLE FOR SUBLEASE » TROUTDALE, OREGON

# FORMER BANK



**LOCATION** 25117 SE Stark Street, Troutdale, OR  
**AVAILABLE SPACE** 4,318 SF with drive-thru on 1.04 acres  
**RENTAL RATE** Call for details  
**TERMS** Runs through 2/28/2030.  
**COMMENTS**

- Adjacent to Home Depot.
- Nearby retailers include Albertsons, Walgreens, Legacy Medical Center, Bi-Mart, Regal Cinemas, Coastal Farm & Ranch and Mt Hood Community College.
- Zoned General Commercial.
- Approximately 20+ parking spaces.
- Pylon signage opportunity.

**TRAFFIC COUNT** SE Stark St » 21,298 ADT (16)

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population 2018	17,249	95,503	184,892
Population Forecast 2023	17,781	98,115	190,915
Average HH Income	\$69,402	\$79,900	\$77,816
Employees	5,631	35,776	60,557

Source: Regis - SitesUSA (2018)



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Licensed brokers in Oregon & Washington



# GRESHAM | WOOD VILLAGE | TROUTDALE, OREGON





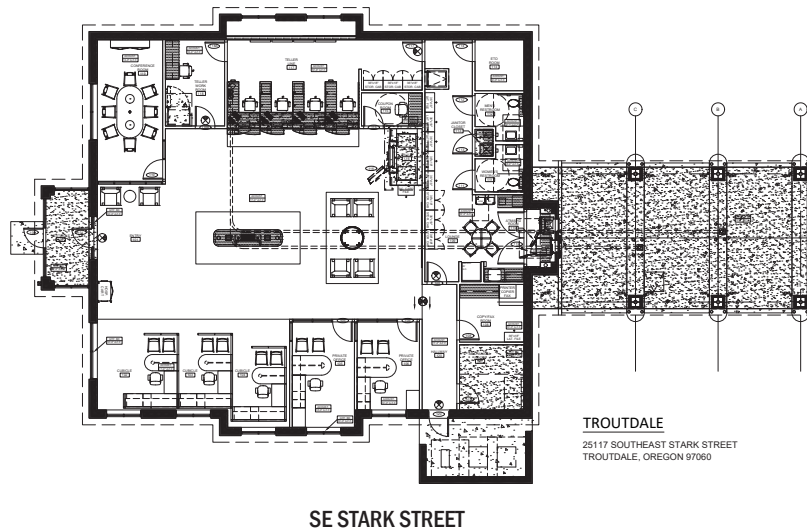
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## SITE PLAN



## FLOOR PLAN



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