



±1.5 AC WARRENTON, OR

1650 SE Ensign Ln., Warrenton, OR 97146

Property Summary



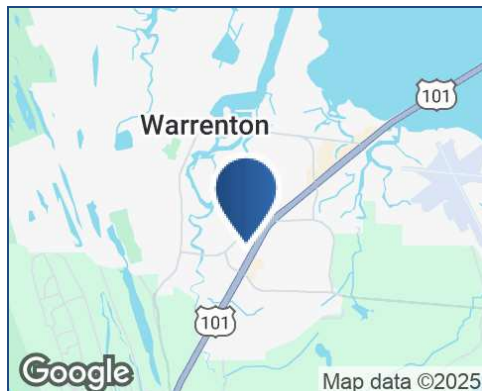
DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	14,370
STREET	Oregon Coast Hwy.

* Figures shown represent estimates

DEMOGRAPHICS - 2025

	3 MILE	5 MILE	7 MILE
Estimated Population	5,587	15,616	19,649
Average HH Income	\$88,327	\$98,162	\$99,416
Estimated Households	2,293	6,790	8,584



PROPERTY HIGHLIGHTS

- Retail/Service parcel immediately adjacent to Home Depot
- C1 - General Commercial zoning
- The Warrenton retail trade area serves as the regional “big box” shopping district for the entire North Coast, including residents of the southwest Washington Coast
- Major employers are the U.S. Coast Guard and Georgia-Pacific. Other industries include fishing, logging, and tourism
- Nearby retailers include AutoZone, Taco Bell, Petco, Walmart, Staples, Costco, TJ Maxx, O'Reilly Auto Parts, and more



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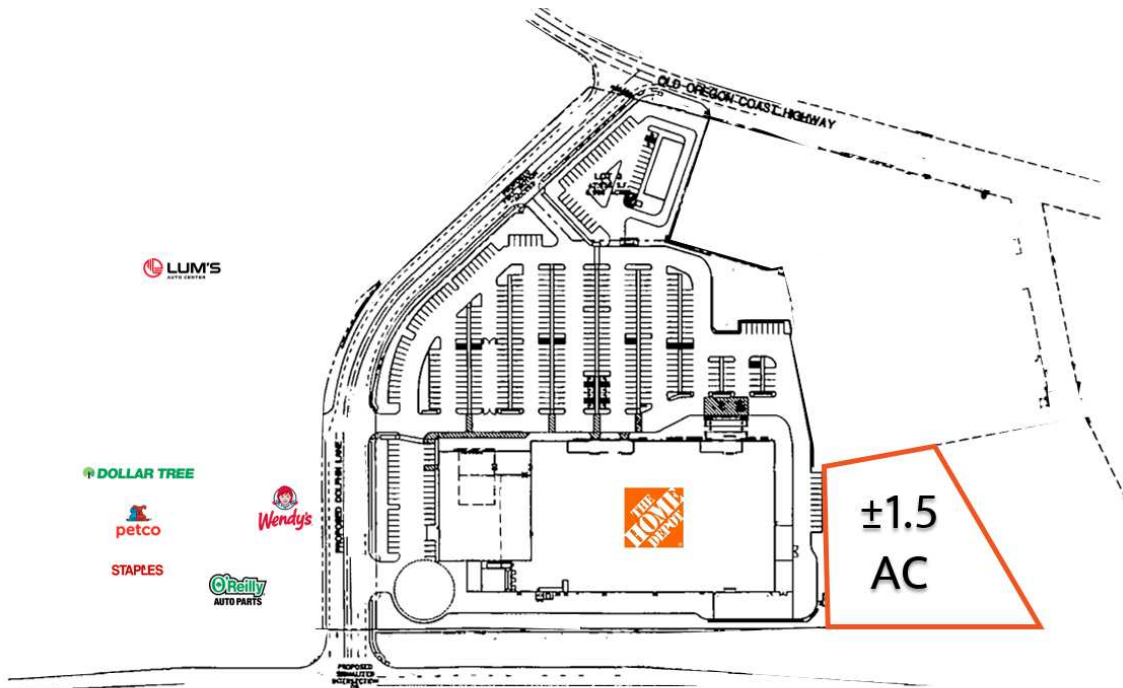
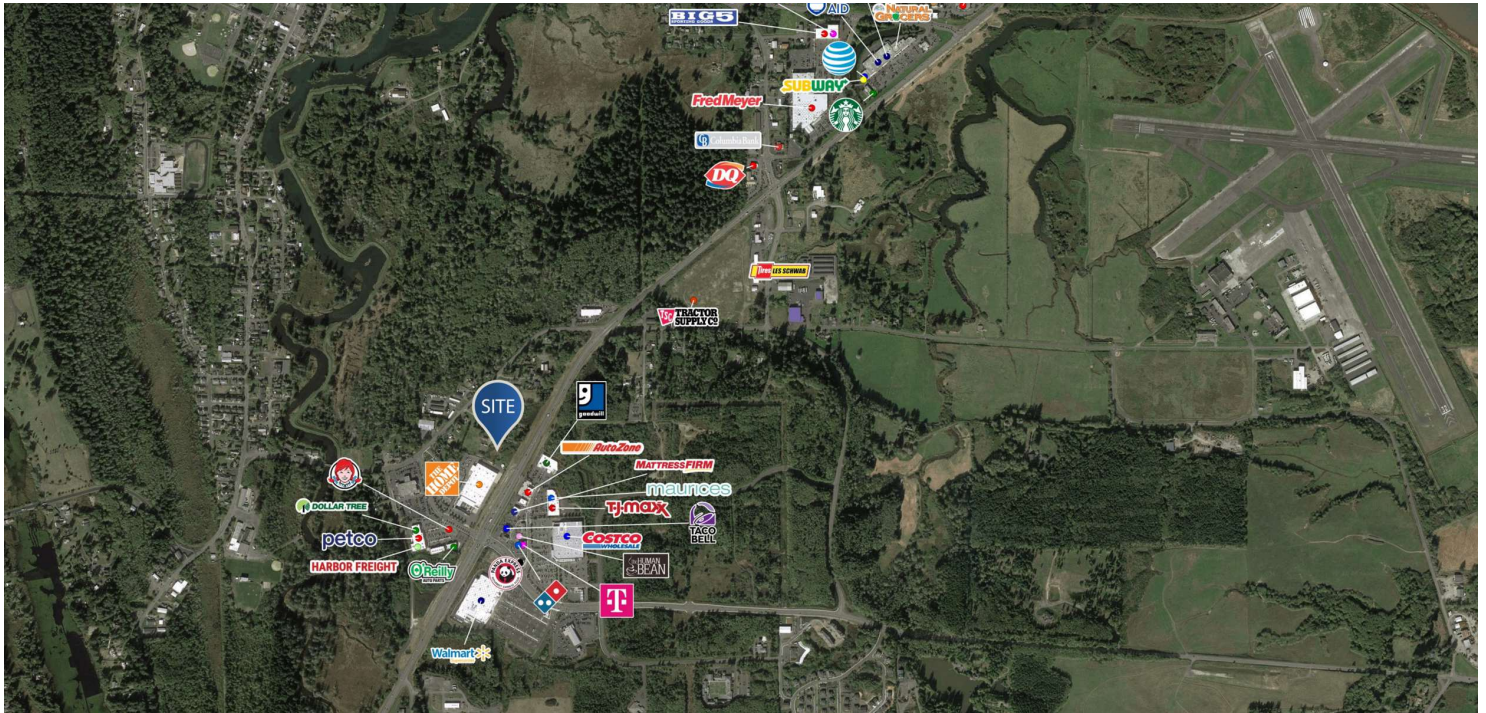
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Location Maps



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