



FOR SALE



215 TERMINAL AVE

Industrial Land Available

± 1,776 SF on 1.47 Acres | Call Brokers for Pricing

215 Terminal Ave, The Dalles, OR

- Warehouse with large lot available for sale in the heart of The Dalles, OR.
- Located in an Opportunity Zone.
- [Cell phone tower does not come with the property or sale.]

SCOTT KAPPES, SIOR

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PROPERTY SUMMARY



PROPERTY DETAILS

Address	215 Terminal Ave, The Dalles, OR
Building SF	1,776 SF
Lot Size	1.47 AC
Sale Price	Call Brokers for Pricing
Opportunity Zone	Yes
City	Water & Septic
Zoning	CLI

Location Features

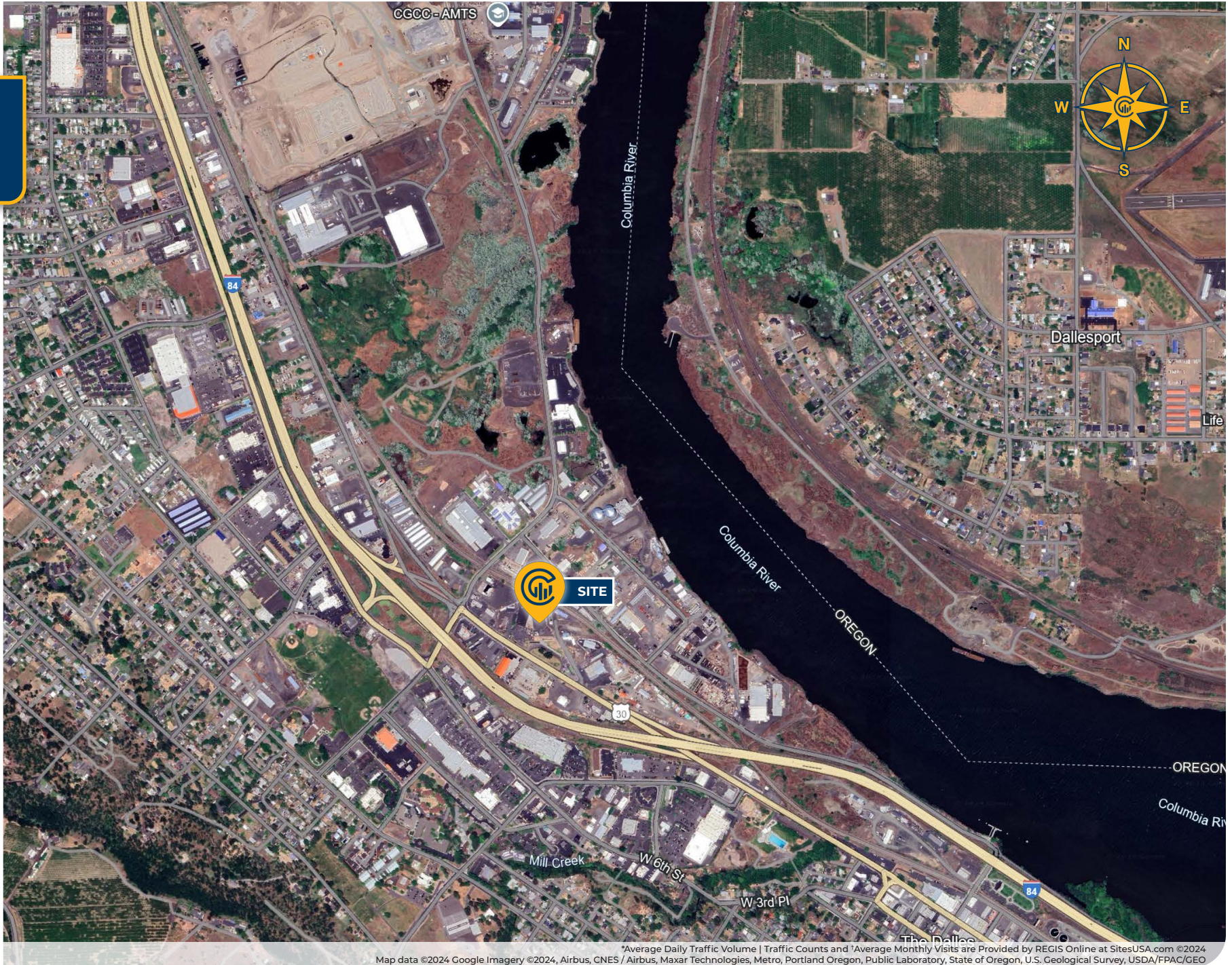
- Easy and convenient access to both Hwy 30 & I-84.
- Located in the heart of The Dalles, OR.
- Abundant truck parking on site.

Nearby Highlights

- Hi-Way House
- Freebridge Brewing
- Zim's Brau Haus Restaurant
- Petite Provence Boulangerie & Patisserie
- Canton Wok
- Lilo's Hawaiian BBQ
- Pho Sai Gon
- Mod Pizza
- Sheri's Cafe
- Windy River Restaurant
- Taqueria La Fogata
- Safeway
- Fred Meyer
- Dinty's Market West
- Bank of the West
- Wells Fargo
- Columbia Bank
- US Bank



LOCAL AERIAL MAP

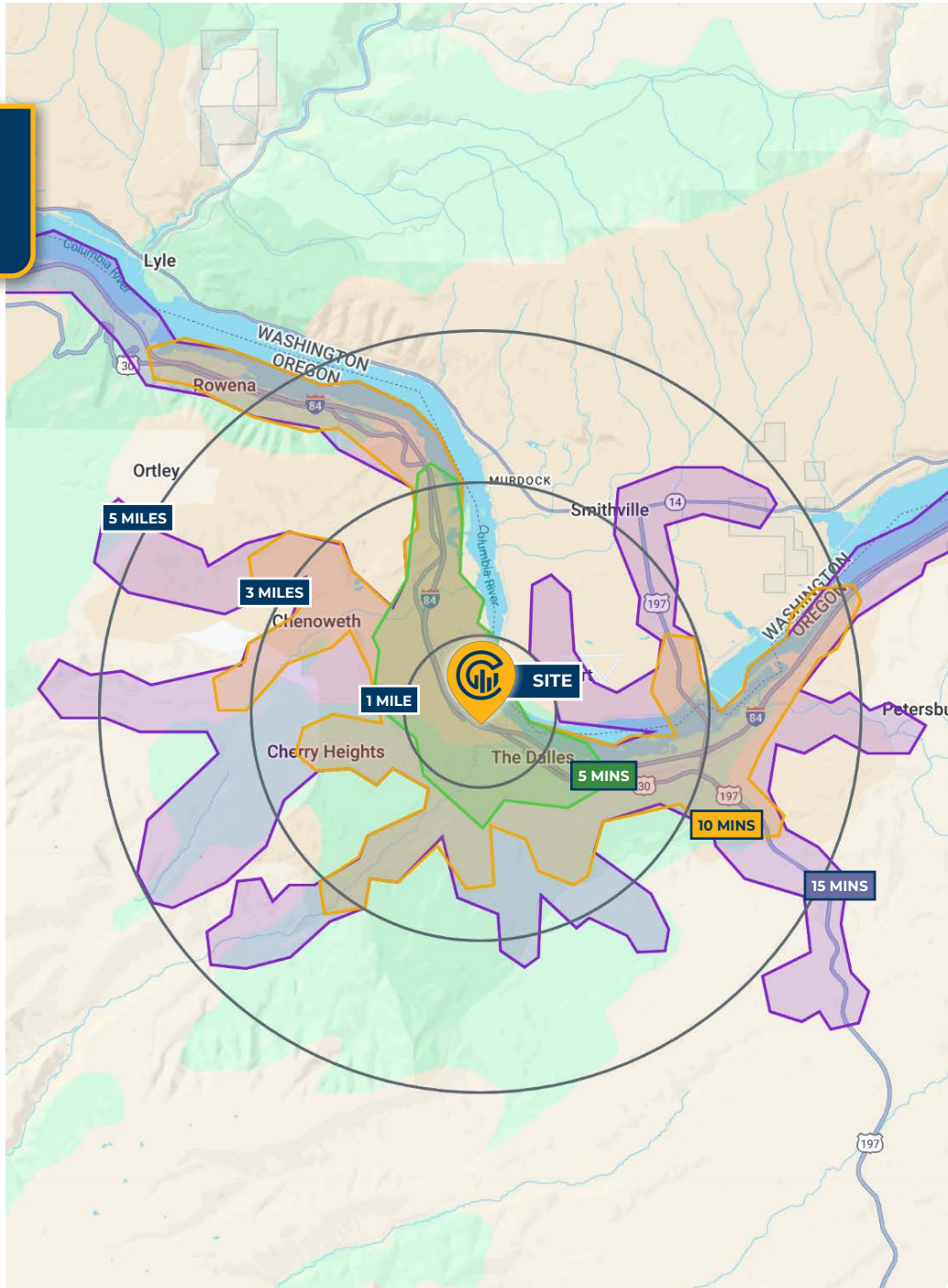


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*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2024



DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	5,056	17,971	20,686
2029 Projected Population	4,862	17,349	20,033
2020 Census Population	5,179	18,802	21,420
2010 Census Population	4,844	17,617	20,093
Projected Annual Growth 2024 to 2029	-0.8%	-0.7%	-0.6%
Historical Annual Growth 2010 to 2024	0.3%	0.1%	0.2%
Households & Income			
2024 Estimated Households	1,959	7,005	8,102
2024 Est. Average HH Income	\$72,804	\$95,857	\$96,565
2024 Est. Median HH Income	\$53,612	\$65,191	\$65,377
2024 Est. Per Capita Income	\$28,628	\$37,608	\$38,093
Businesses			
2024 Est. Total Businesses	346	965	1,083
2024 Est. Total Employees	2,987	8,081	8,778

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

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