

FOR LEASE

HERON GATE

2 South 56th Place | Ridgefield, WA 98642

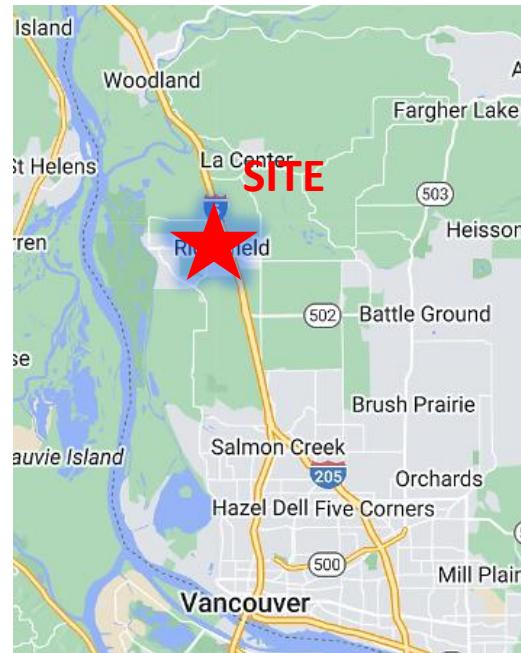


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Situated adjacent to the Union Ridge master-planned, mixed-use development, Heron Gate is ideally located in Ridgefield, Washington, the fastest growing city in Washington State with a population increase of 45.5% over the past three years.
- AVAILABLE:
 - Suite 103 – 1,272 RSF
 - \$28.50/SF NNN
 - Owners of Mirror Salon have been at this location for over 10 years and are looking to retire. A great opportunity for a turnkey salon in the Ridgefield, Washington market
- PARKING: 3.8 per 1,000 SF



FOR MORE INFORMATION:

Adam Roselli, CCIM, SIOR
360.597.0568 | aroselli@fg-cre.com

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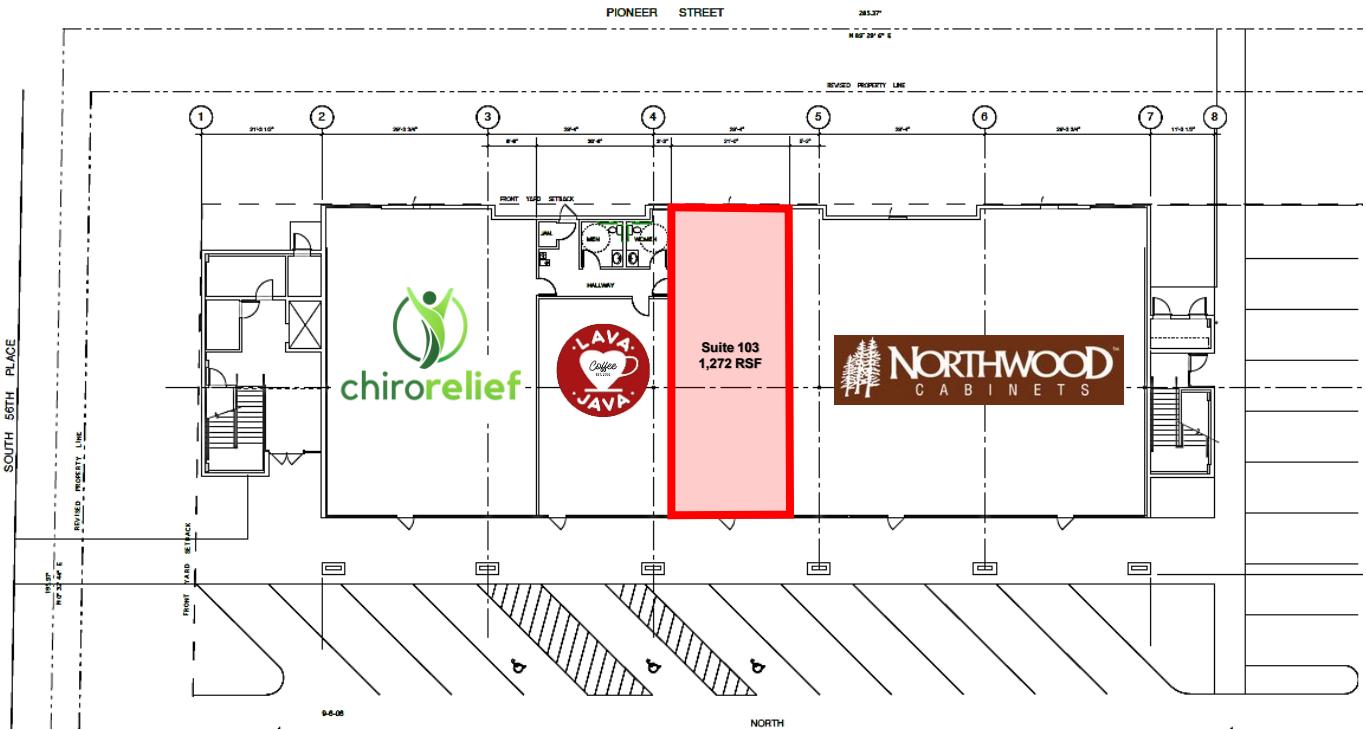
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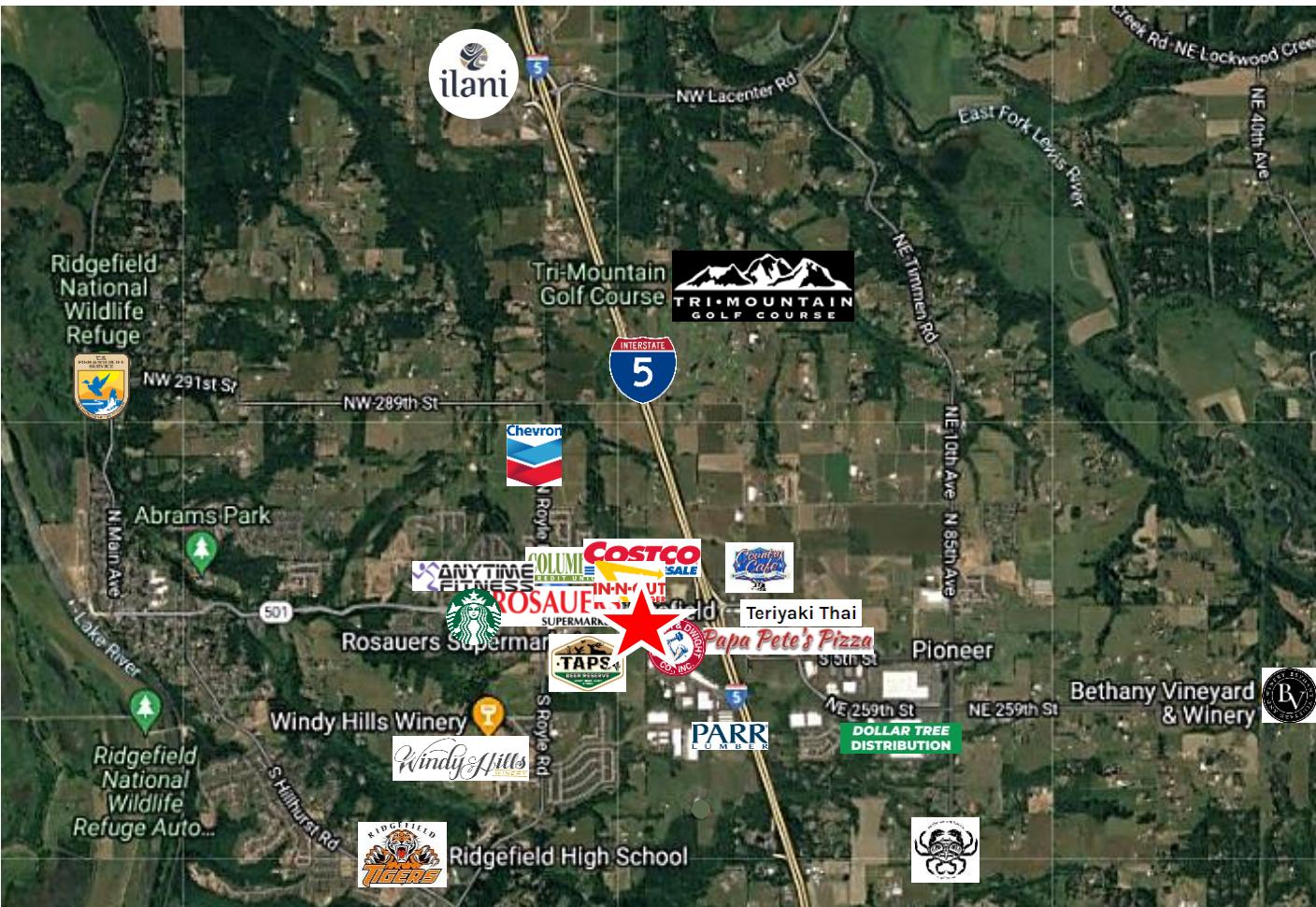
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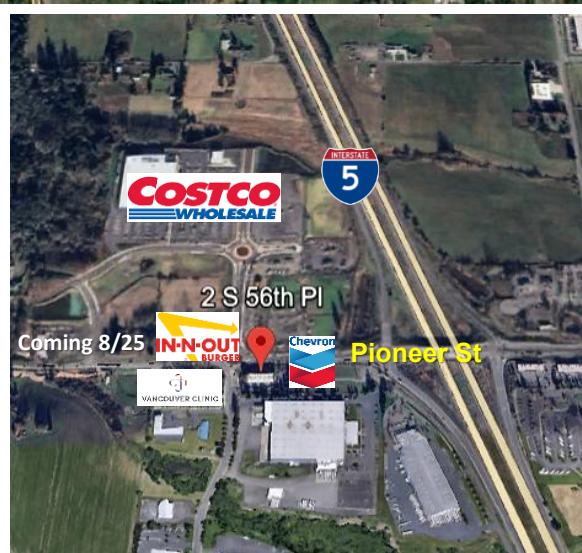


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2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	5,211	19,241	31,769
2029 Projected Population	5,905	21,522	35,094
Average Household Income	\$119,412	\$124,861	\$123,226
Total Employees	1,247	3,669	5,656



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.