

FOR SALE

646 SW Palmain Place
Madras, OR 97741



PROPERTY DESCRIPTION

Single Tenant. Absolute net lease with a 6.5% Cap Rate. Established Auto Parts tenant with great frontage and signage on 5th street in Madras. Adjacent .35 Acre lot also included in sale (TL 111311DA08700), total land .49 Acres.

PROPERTY HIGHLIGHTS

- Prime Single Tenant
- Absolute net leased investment property
- Centrally located in Downtown Madras
- Great frontage and signage on 5th Street
- Adjacent .35 Acre included in sale

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	.14 AC Lot + Adjacent .35 AC (Total .49 Acres)
Building Area Total:	4,340 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	67	240	956
Total Population	181	662	2,701
Average HH Income	\$70,630	\$72,129	\$72,688

Bill Pon

Coldwell Banker Commercial Realty

1160 SW Simpson Ave Ste 100 | Bend, OR 97702

Principal Broker

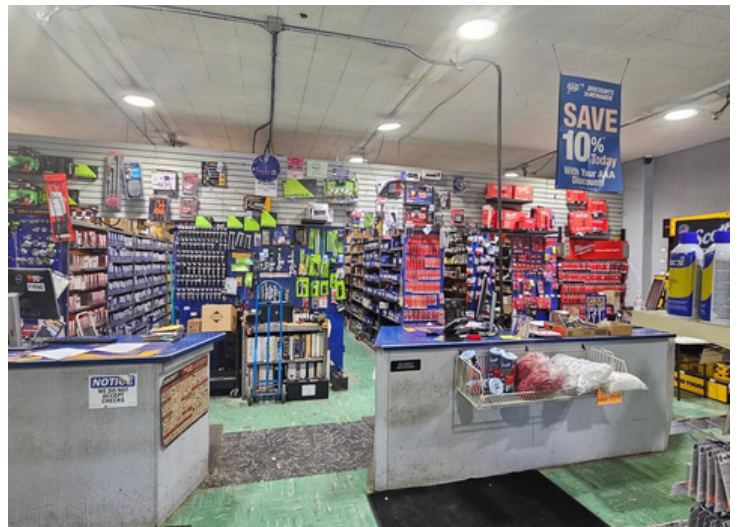
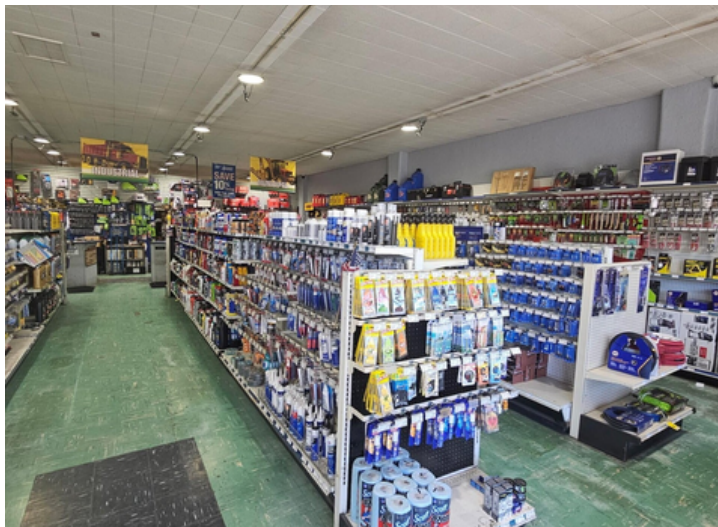
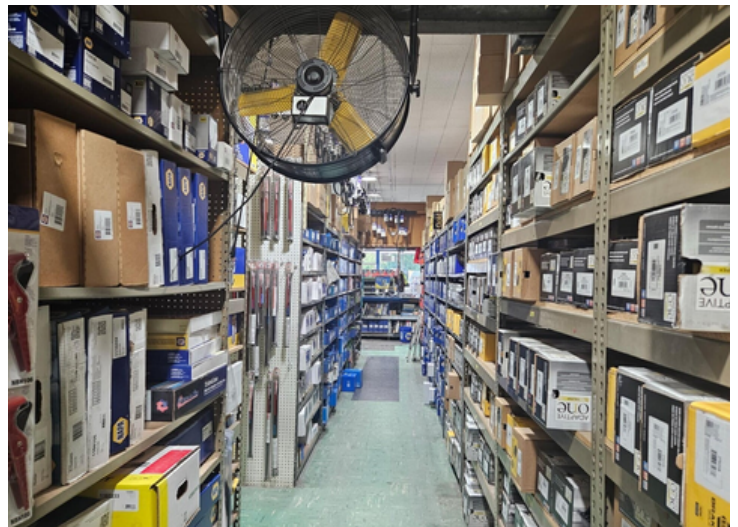
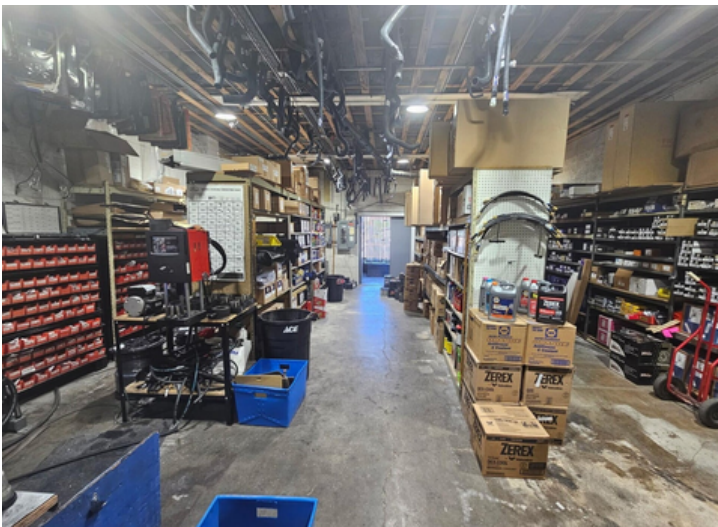
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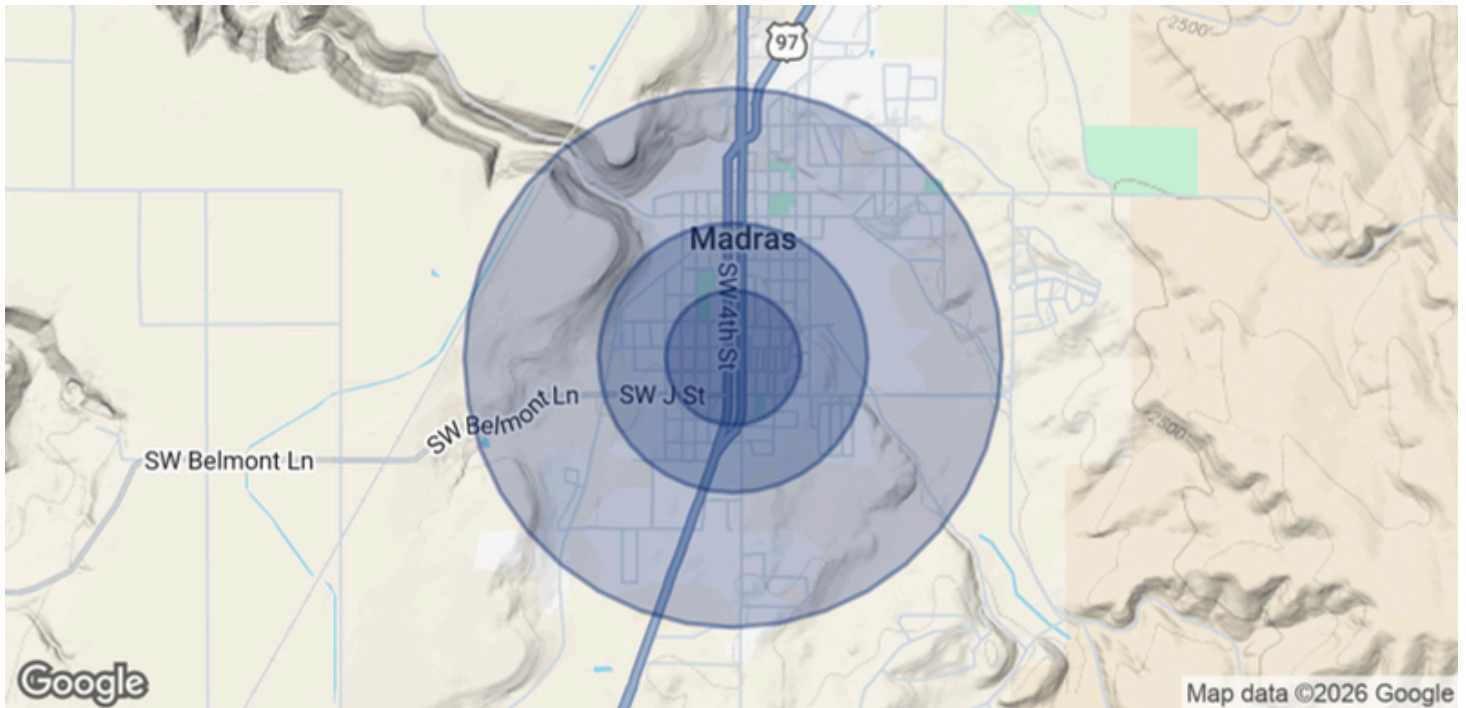
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	181	662	2,701
Average Age	36	34.9	33.2
Average Age (Male)	37.3	37.6	36.1
Average Age (Female)	35.4	34.1	32.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	67	240	956
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$70,630	\$72,129	\$72,688
Average House Value	\$262,843	\$262,671	\$270,965

2023 American Community Survey (ACS)

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