



FOR SALE LEASE OR BTS



SCOTTON WAY PLAZA

Available: 1.82 AC (79,268 SF) Development

SW 10th Avenue & Scotton Way, Battleground, WA 98604

Three commercial high visibility lots remaining. Available for sale, build-to-suit or ground lease. 1.82 total acres (79,268 SF), zoned RC, Regional Commercial, lighted intersection located across from new Walmart.

ERIC ANDERSON

Senior Vice President | Licensed in WA
360-946-4831 | eric@capacitycommercial.com

CHARLIE KLEIER, CCIM

Senior Vice President | Licensed in OR & WA
360-946-4829 | charlie.kleier@capacitycommercial.com



DEVELOPMENT PLAN



AVAILABILITIES	
Lot 4	20,257 SF (0.47 AC) \$364,626 (\$18/SF) Sale Pending
Lot 5	24,861 SF (0.57 AC) \$497,220 (\$20/SF) Sale Pending
Lot 6	34,150 SF (0.80 AC) ± 24,250 SF usable \$606,000 (\$25 / SF)

PROPERTY DETAILS	
Total SF	9.25 AC (3.53 - 3.65 Usable)
Location	Lighted intersection on major thoroughfare, across from Walmart
Zoning	Zoned RC, Regional Commercial
Neighboring Tenants	7-Eleven, Black Rock Coffee, Burger King

*Price doesn't include reimbursement to seller for paving, utilities and other sitework.

ERIC ANDERSON

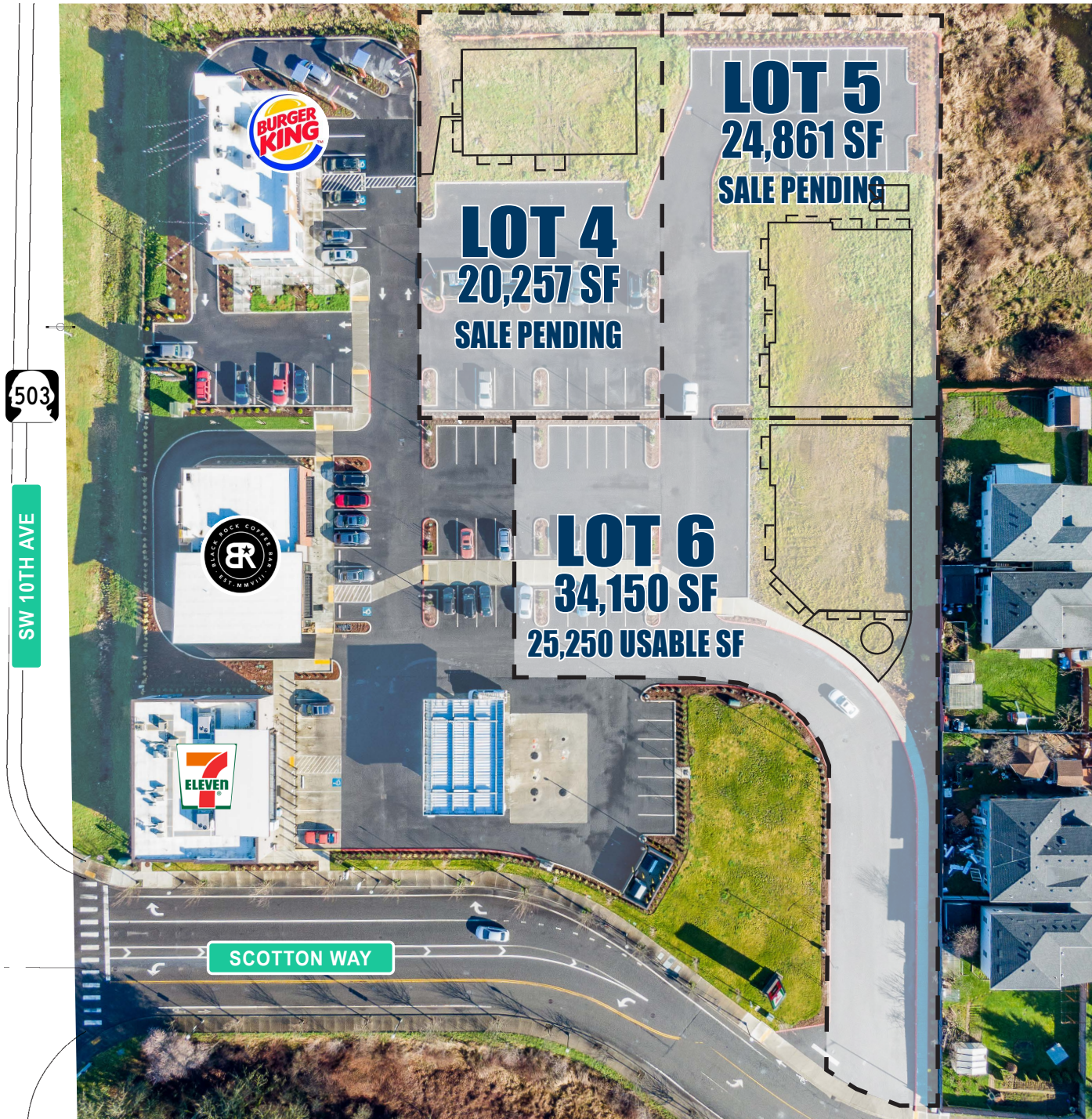
Senior Vice President | Licensed in WA
360-946-4831 | eric@capacitycommercial.com

CHARLIE KLEIER, CCIM

Senior Vice President | Licensed in OR & WA
360-946-4829 | charlie.kleier@capacitycommercial.com



SITE PLAN





LOCAL AERIAL MAP

