

FOR LEASE

DIXON SQUARE

105 W Main Street | Battle Ground, WA 98604



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



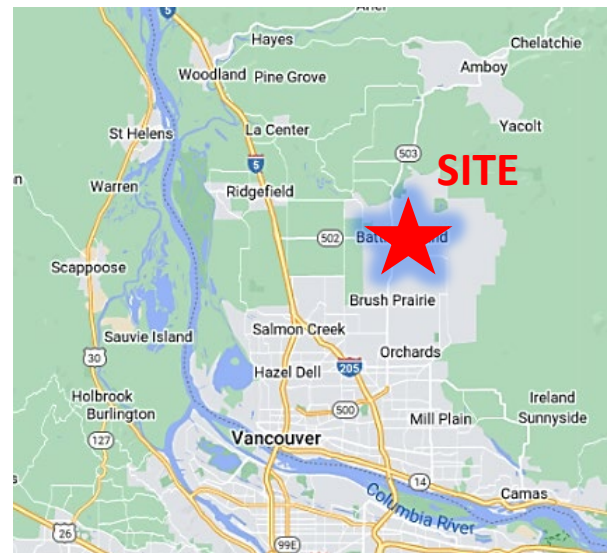
PROPERTY HIGHLIGHTS

Dixon Square is a multi-tenant office building, directly off Main Street in Battle Ground, Washington, near Battle Ground High School

Availability:

- Suite 210: 100 SF, \$315/month gross
- +/- 25 parking spaces for the building
- Blocks from dining, retail, medical, and other essential services
- Built in 1994

Owners are licensed WA Real Estate Brokers



FOR MORE INFORMATION:

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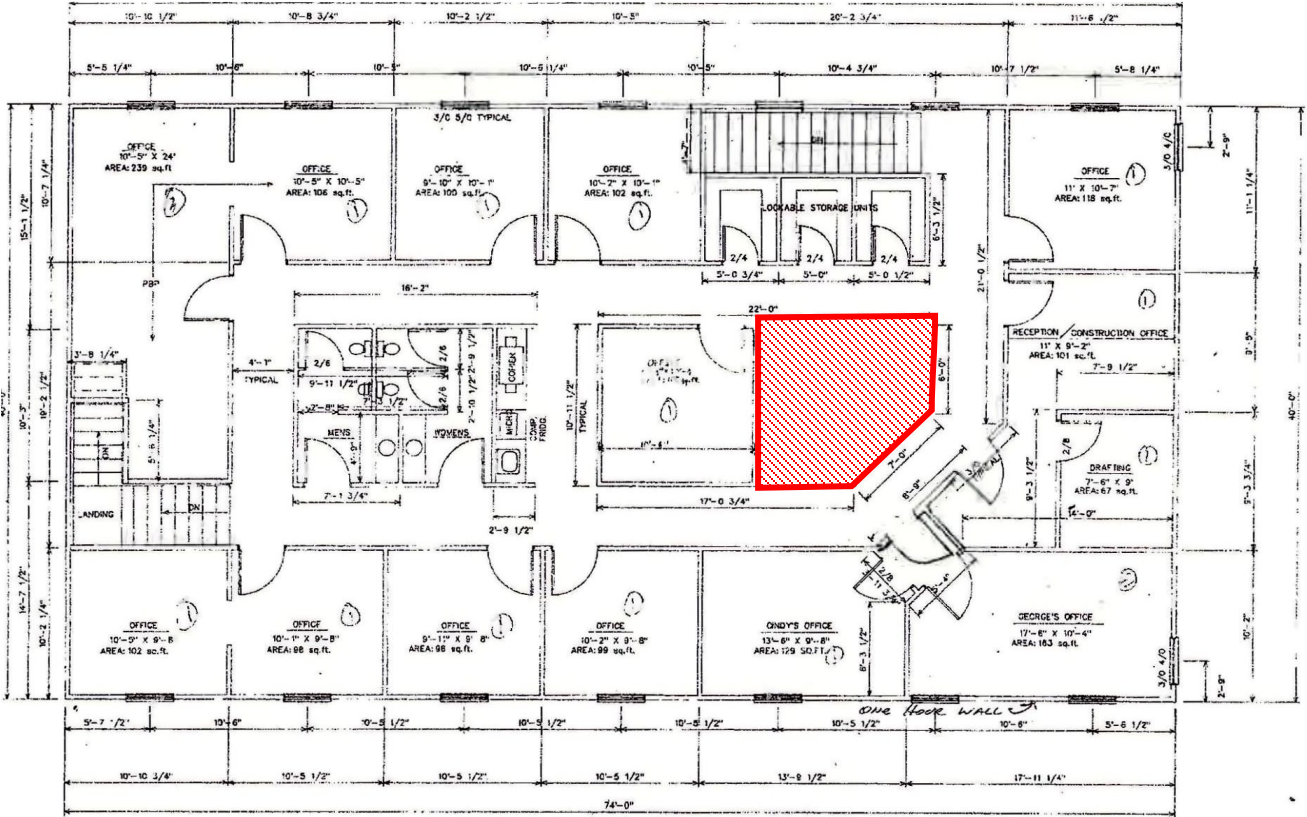
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Suite 210: 100 SF



2nd. FLOOR



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2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	13,278	30,729	46,260
2029 Projected Population	14,321	33,211	49,916
Est. Average Household Income	\$95,091	\$110,320	\$117,217
Daytime Employment	5,306	8,101	10,494

Traffic Counts

- W Main St @ SW 3rd Ave W – 15,254
- E Main St @ SE 1st Ave E – 11,354
- W Main St @ NW 5th Ave W – 15,665
- W Main St @ NW 5th Ave E – 17,628

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.