

# FOR LEASE

## BATTLE GROUND MARKET CENTER

2108-2500 W Main St | Battle Ground, WA 98604



900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | [www.fg-cre.com](http://www.fg-cre.com)

RARE  
OPPORTUNITIES

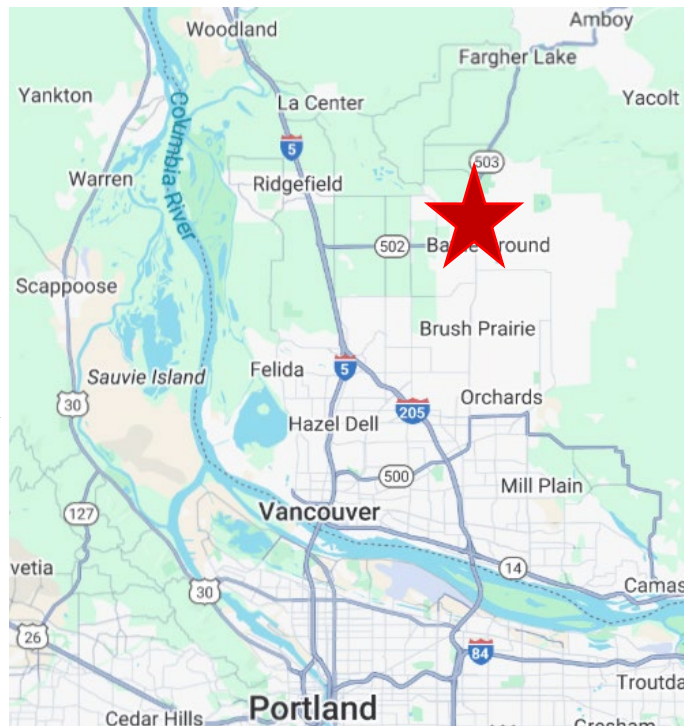
Retail  
Suite 113 – 1,400 SF

Retail  
Suite 105 – 1,050

## PROPERTY HIGHLIGHTS

### Availabilities – 2 Retail Suites

- Suite 105: 1050 SF
- Suite 113: 1,400 SF
- Great visibility, facing Main Street
- Grocery-anchored center with strong tenant mix
- Occupancy: 98%
- Easy access to SR-502 and I-5
- Abundant onsite parking
- Lease Rate: Negotiable; call for details
- NNN's: Estimated \$4.66/SF/YR (2023)



**FOR MORE INFORMATION:**

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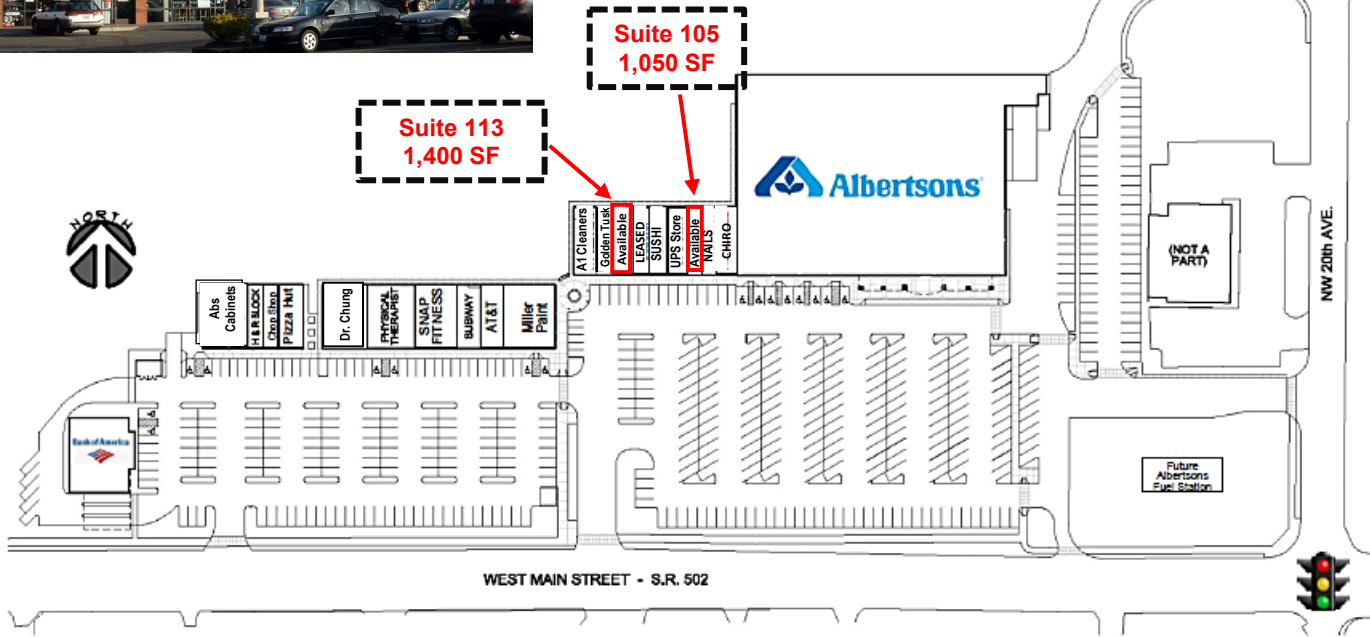
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### 2024 Demographics

	1 Mile	3 Mile	5 Mile
Population	9,759	30,308	48,053
Avg. Household Income	\$104,505	\$109,712	\$116,996
Daytime Employment	3,776	8,167	10,746

### AVERAGE DAILY TRAFFIC

W Main St @ SW 20<sup>th</sup> Ave NW – 19,926

W Main St @ SW 26<sup>th</sup> Ave W – 20,000

W Main St @ NW 18<sup>th</sup> Ave E – 18,896

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.