

**FOR SALE/LEASE**

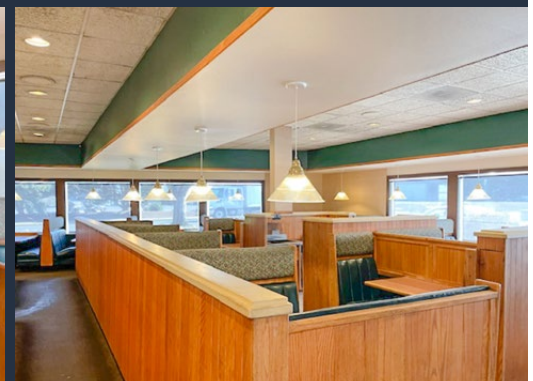
**±4,400 SF | \$2,000,000**

# Stand-Alone Retail/Restaurant Building Along I-5

210 Penninger Rd., Central Point, OR 97502



**EXCELLENT LOCATION FOR RESTAURANT OR OTHER USES**



**Sam Gressett**

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**COMPASS**   
**COMMERCIAL**

**REAL  
ESTATE  
SERVICES**

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600 SW Columbia St., Ste. 6100 | Bend, OR 97702

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**FOR SALE/LEASE** \$2,000,000

## Stand-Alone Retail/Restaurant Building Along I-5

### PROPERTY DETAILS

- Sale Price:** \$2,000,000
- Lease Rate:** Call for lease rate and NNNs
- Bldg. Size:** ±4,400 SF
- Lot Size:** 0.82 Acres
- Zoning:** C4 - offers a prime setting for tourism-focused businesses and professional offices

### HIGHLIGHTS

- Available for sale or lease—an excellent opportunity for an owner-user restaurant or potential redevelopment for various uses
- Turnkey kitchen with all equipment included in the sale
- Fire suppression hood in kitchen
- Established customer base from three nearby hotels
- Highly visible location with convenient interstate access
- Located just four miles north of Medford
- Prominent pylon signage visible from I-5 with traffic counts over 41,700 AADT (2023)
- Traffic counts exceeding 26,000 AADT (2023) near E Pine St. and Penninger Rd. intersection



## DEMOGRAPHICS WITHIN 3-MILE RADIUS

### POPULATION



45,200

2024 Total Population



46,458

2029 Total Population



0.55%

2023-2028 Population:  
Annual Growth Rate

### HOUSEHOLDS



17,417

Total Households



2.55

Average Household  
Size



0.88%

2010-2020 Annual  
Growth Rate

### INCOME



\$74,302

Median Household  
Income



\$35,121

Per Capita Income



\$167,865

Median Net Worth

### HOUSING STATS



\$400,854

Median Home Value



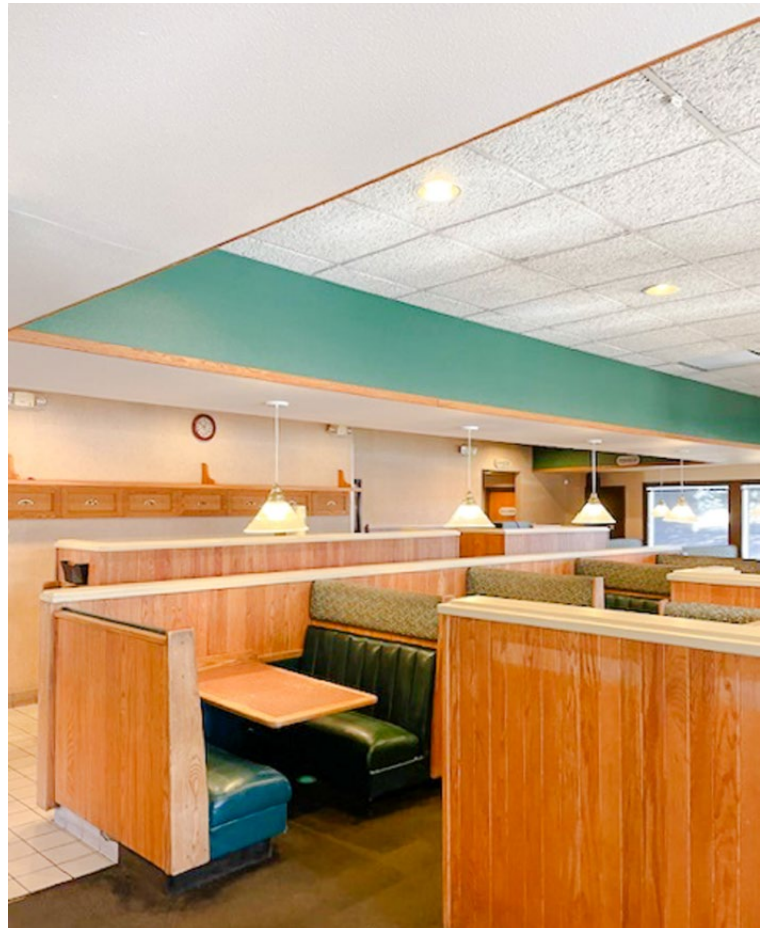
33.8%

Percent of Income for  
Mortgage



\$1,086

Median Contract Rent



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