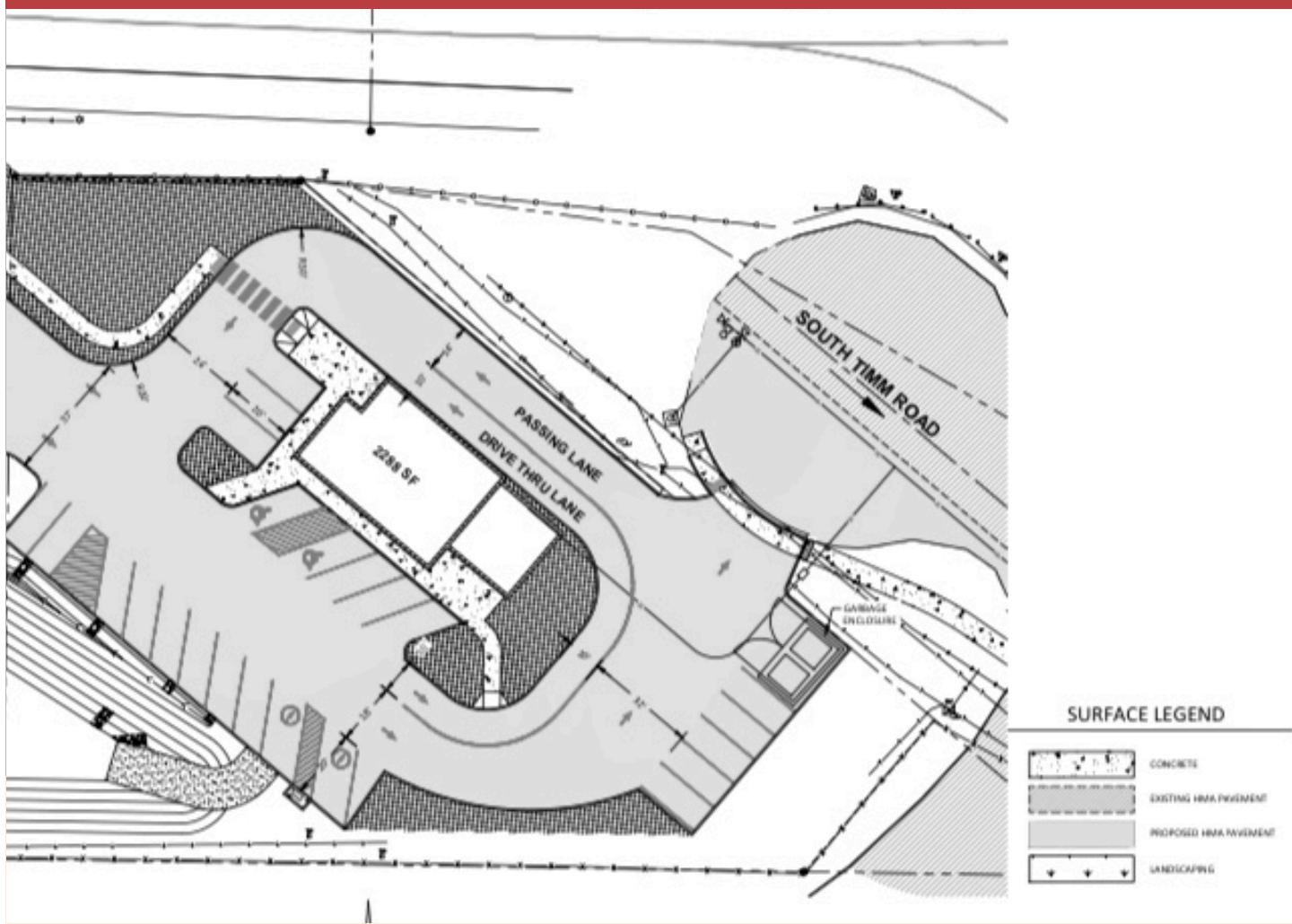




**FRANKLIN-DEAN
REALTY INC
REAL ESTATE SERVICES**

PROFESSIONAL
REALTY SERVICES®
COMMERCIAL

**Ready for a Land Lease or a Build to Suit project
DEVELOPMENT OPPORTUNITY
PRIME RIDGEFIELD COMMERCIAL PROPERTY**



Address 5801 Pioneer Street
Ridgefield WA 98642

Use Designed for Quick Service
Restaurants or Coffee Shop
with a built in drive through
lane

Zoning Commercial Regional Business

Dean Maldonado
Principle/Broker
360.719.0276 Mobile
dean@franklin-dean.com



FDMDEVELOPMENT.COM

Ready for a Land Lease or a Build to Suit project

DEVELOPMENT OPPORTUNITY PRIME RIDGEFIELD COMMERCIAL PROPERTY



**5801 Pioneer St
Ridgefield, WA 98642**

**The Preliminary site plan has been designed,
and the lot is ready to move towards the permitting stage.
Access is off of Pioneer Street next to I-5**

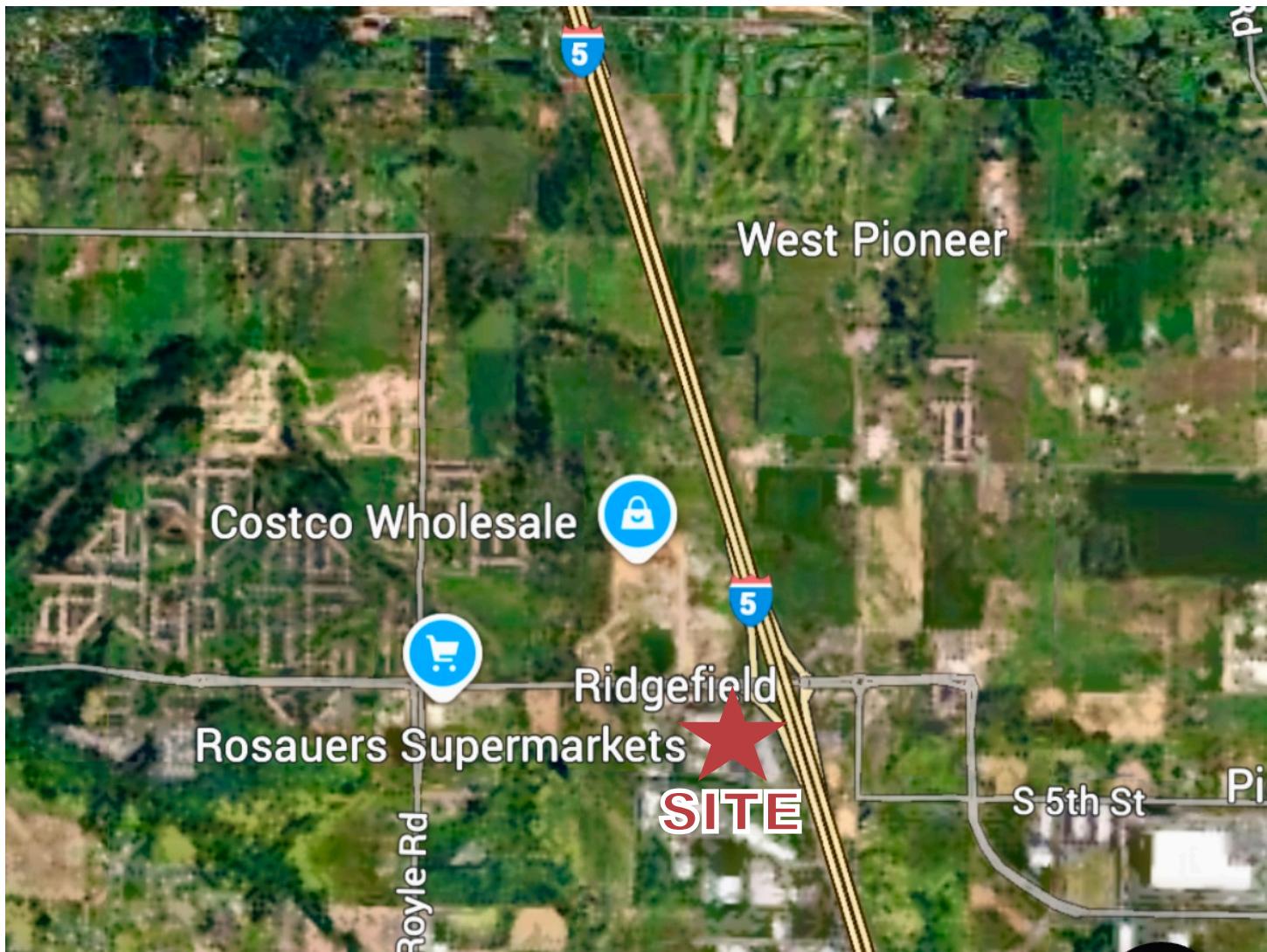
Please contact Dean for additional information

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The information contained herein has been obtained from sources we deem reliable. However, we do not guarantee its accuracy. All information should be verified prior to purchase/leasing.



Franklin-Dean Realty Inc. is pleased to present this prime commercial business property located in Ridgefield, WA. This site sits south of Pioneer Street across from Costco. Please contact Dean for more details.

Property is surrounded by a high concentration of National Tenants including Costco, Tractor Supply Co., future In-N-Out Burger, Starbucks, Chipotle, Chick-fil-A, and more.

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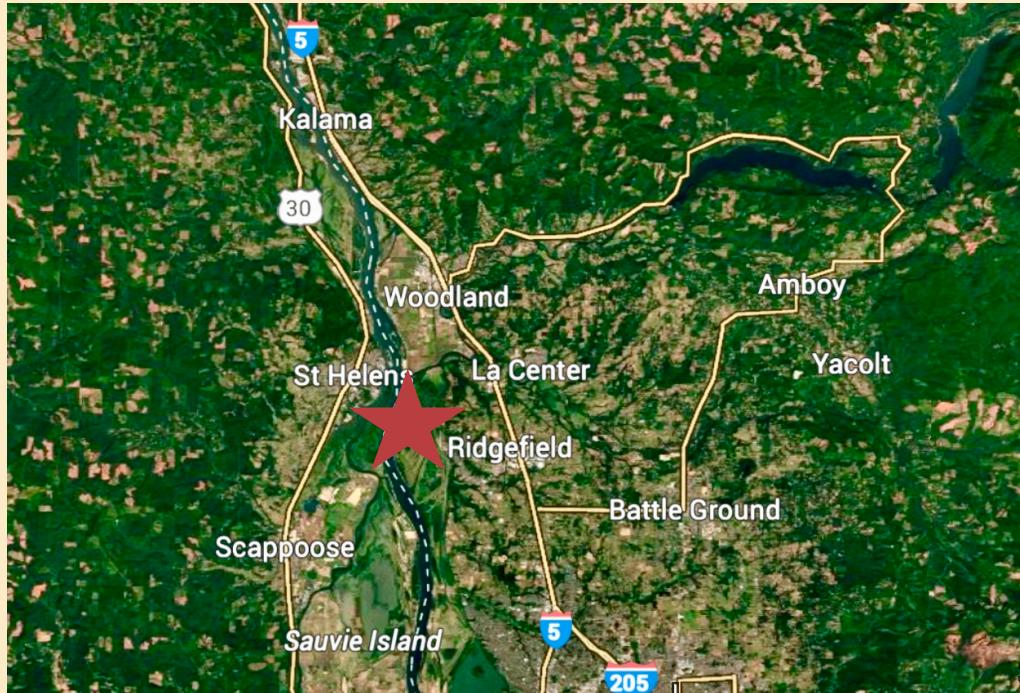


RIDGEFIELD, WA

| DEMOGRAPHICS | 10-MILES | 20-MILES | 30-MILES |
|---------------------------|-----------|-----------|-----------|
| 2022 Estimated Population | 191,730 | 815,674 | 2.21M |
| 2027 Projected Population | 204,799 | 861,463 | 2.3M |
| 2022 Estimated Household | 69,992 | 318,566 | 876,503 |
| 2027 Projected Household | 77,810 | 347,886 | 939,366 |
| 2022 Median Age | 40.2 | 38.3 | 38.4 |
| 2022 Est. Avg. HH Income | \$105,787 | \$106,368 | \$106,221 |

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ABOUT RIDGEFIELD

The beautiful city of Ridgefield is located in Clark County Washington. It has seen a 51.52% population increase in the last four years. It's a business friendly community with vibrant growth and the following highlights:

- **Situated along I-5 corridor (exit 14)**
- **20 miles from Portland International Airport**
- **Historical Downtown**
- **Columbia River to its immediate west**
- **Lewis River to the north that wraps to the east**
- **Ridgefield National Wildlife Refuge**
- **Waterfront site with boats and kayaks accessibility**
- **Interconnected trails to parks and green spaces**
- **Views of Mount St. Helens, Mount Rainier and Mount Hood**

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