



TWO OFFICE/RETAIL/MULTI-FAMILY LOTS AVAILABLE

OFFERING SUMMARY

Sale Price: \$75,000 -
\$285,000

Available SF:

Total Lot Size Available: 0.37 Acres

Zoning: CC, Central
Commercial

Price / SF: \$22.34

PROPERTY OVERVIEW

The two lots are zoned CC (Central Commercial). The zoning allows retail (including auto use), office and childcare uses. Apartments are allowed. Max height for a new development is 45'.

LOCATION OVERVIEW

The subject property is located just off I-5 in between the Highway 217 and I-205 freeway. The topography is relatively flat with two main streets for access (SW Cherokee Street and SW 86th Avenue).

PROPERTY HIGHLIGHTS

- There is an existing house on the eastern lot with a month-to-month tenant.
- Utilities are connected to eastern lot, and are nearby and accessible for the smaller western lot.



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FOR SALE

8570 SW Cherokee Street. & APN # R530802, Tualatin, OR 97062



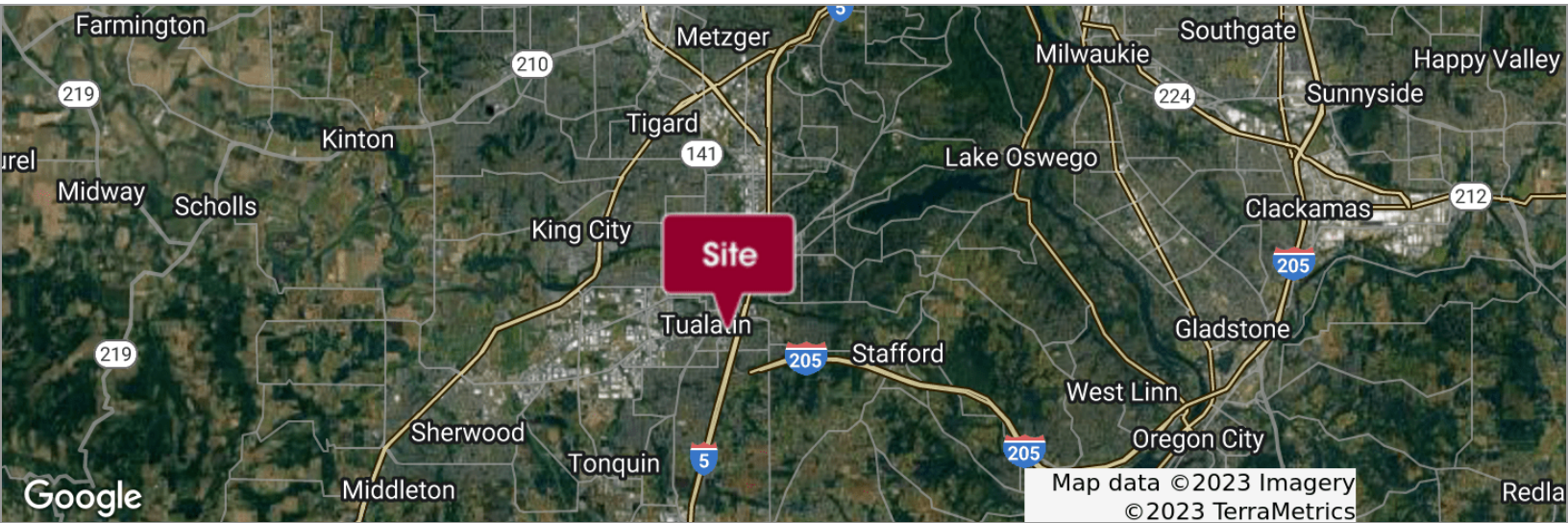
STATUS	LOT #	ADDRESS	SIZE	PRICE	ZONING
Available	1	8570 SW Cherokee Street	12,632 SF	\$285,000	CC
Available	2	#R530802	3,485 SF	\$75,000	CC



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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total population	10,118	88,253	212,433
Median age	37.2	40.5	39.6
Median age (Male)	32.4	36.8	37.6
Median age (Female)	37.0	39.9	39.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,301	33,172	79,127
# of persons per HH	2.3	2.4	2.5
Average HH income	\$63,760	\$78,033	\$84,752
Average house value	\$367,963	\$389,540	\$415,698

* Demographic data derived from 2020 ACS - US Census



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