

BEAUTIFUL FREMONT RETAIL SPACE

4939 NE Fremont Street, Portland, OR



FOR MORE INFORMATION, CONTACT:

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FOR LEASE

**MACADAM
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COMMERCIAL REAL ESTATE SERVICES



OFFERING HIGHLIGHTS

PROPERTY OVERVIEW

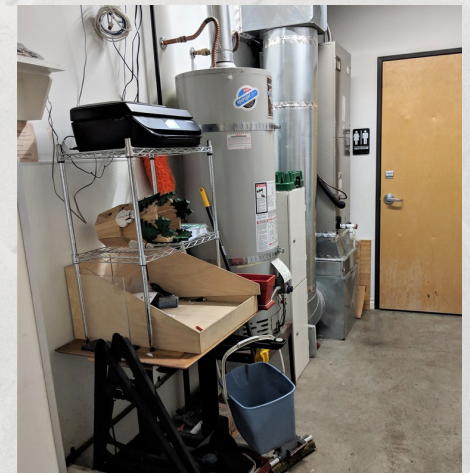
Prime NE Fremont location between Jim & Patty's Coffee People and American Family Insurance. Full glass storefront and glass line. Additional plumbing in place for commercial sink and mop sink.

Available SF: 1,071 SF

Lease Rate: \$2,499 per month (NNN)

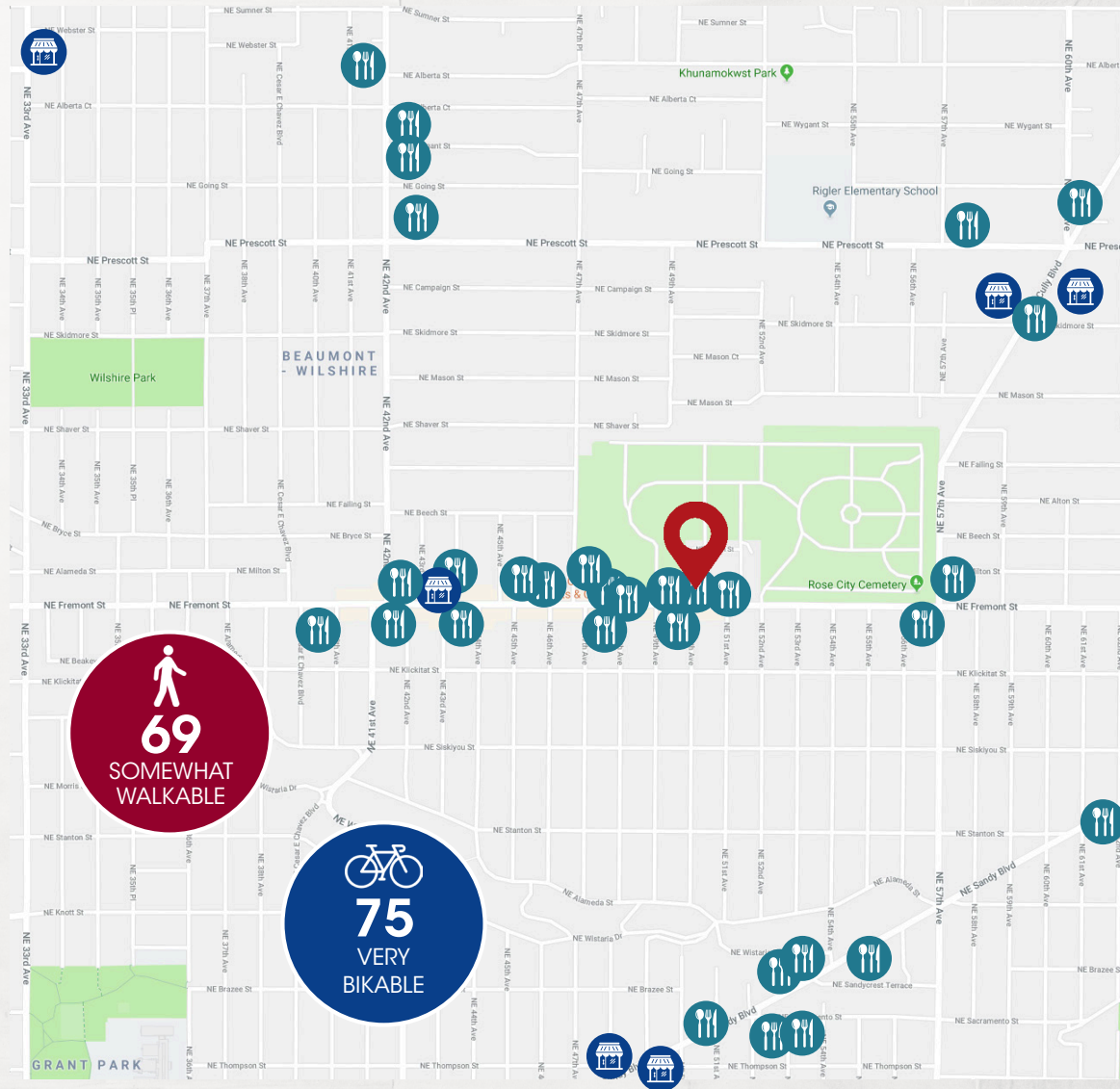
Zoning: EG1

LEASE RATE: \$2,499 PER MONTH (NNN)





DEMOGRAPHICS & LOCATION



DEMOGRAPHICS

	1 Mile	2 Miles
Population	26,023	183,715
Households	10,681	79,058
Median HH Income	\$92,480	\$71,552
Pop. Growth '18-'23	↑6.5%	↑6.6%
HH Growth '18-'23	↑6.2%	↑6.4%

LOCATION DETAILS

- Newer commercial space in excellent condition
- Median income of neighborhood is 62% above the City of Portland average
- 6.5% projected population growth over next 5 years