

# Ground Lease Highway 22 Opportunity

909 NW SANTIAM BOULEVARD | MILL CITY, OR 97360



N Santiam Hwy

NW 9th Ave

NW Alder St

NW Alder St

NW Alder St

NW Alder St

FOR LEASE

**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES

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# FOR LEASE

909 NW Santiam Boulevard, Mill City, OR 97360

## PROPERTY DESCRIPTION

Opportunity to ground lease Highway 22 frontage property in Mill City, Oregon. Located between Salem and Central Oregon, this property offers an opportunity for a developer or franchisee to provide new services, helping in the revitalizing of Mill City. All uses are subject to owner approval.

## LOCATION DESCRIPTION

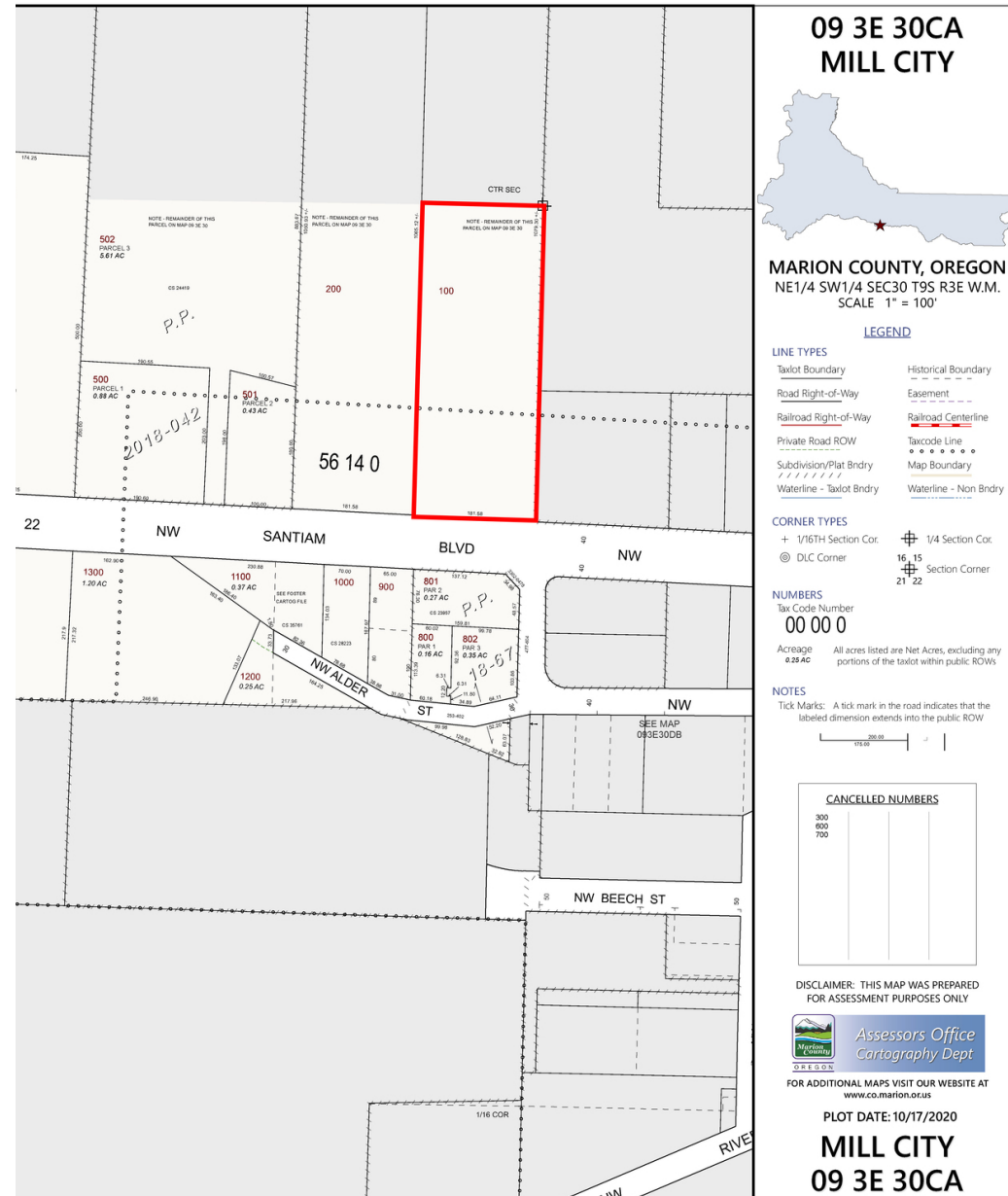
Mill City, founded in 1886, is nestled in Oregon's scenic North Santiam River Canyon. The city was named after the Santiam Lumbering Company's mill on the current city site. Mill City was incorporated in 1947.

## PROPERTY HIGHLIGHTS

- Ground lease for potential drive-thru use
- Visibility from 7,141 cars per day
- Flexible Commercial Highway (CH) zoning

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1.72 Acres
Lot Size:	1.72 Acres



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## POPULATION

	10 MILES	20 MILES	30 MILES
Total Population	6,887	35,954	325,069
Average Age	49.8	44.2	38.8
Average Age (Male)	50.5	43.8	38.0
Average Age (Female)	49.3	44.2	39.5

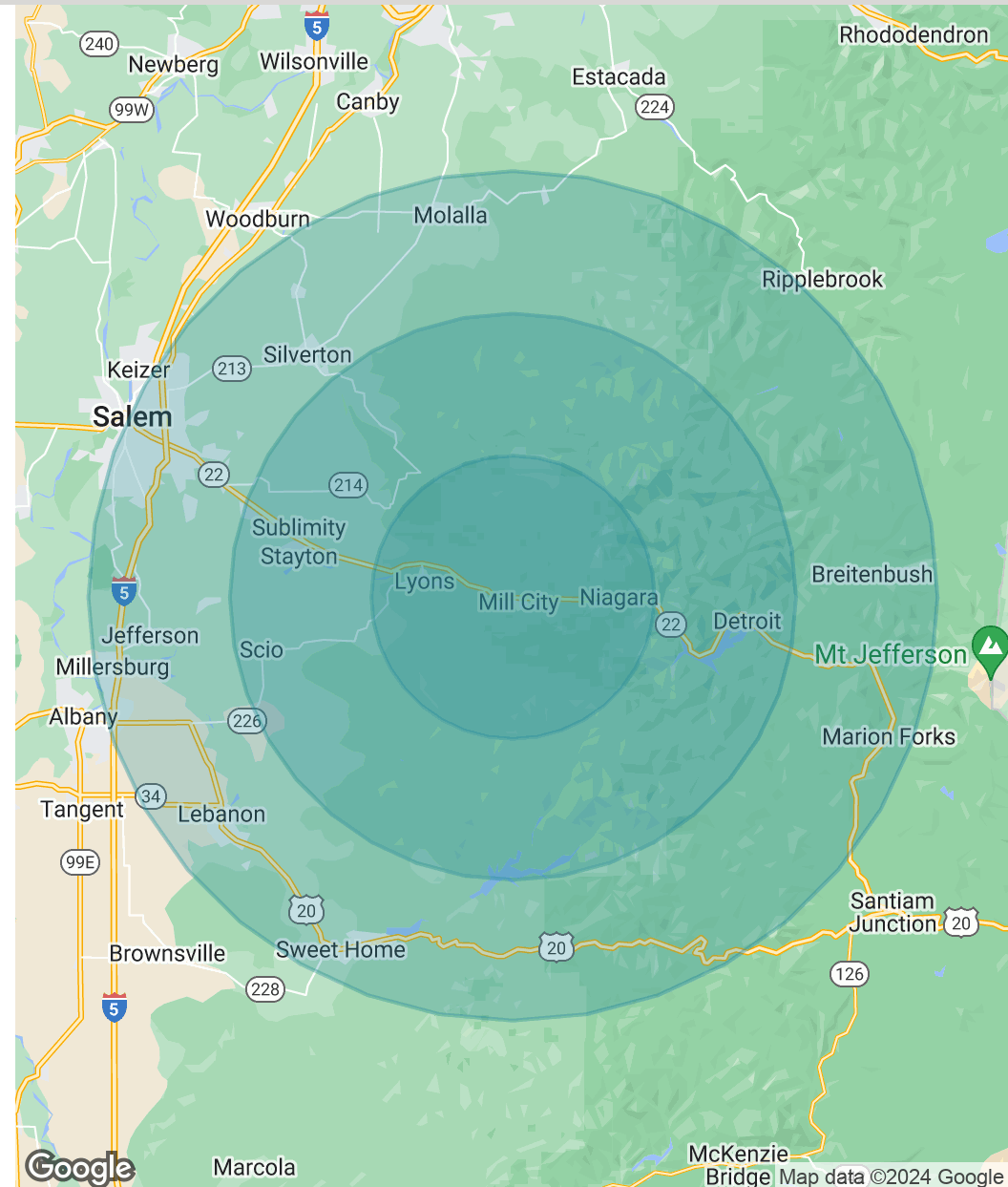
## HOUSEHOLDS & INCOME

	10 MILES	20 MILES	30 MILES
Total Households	3,150	14,674	122,550
# of Persons per HH	2.2	2.5	2.7
Average HH Income	\$59,311	\$73,231	\$72,100
Average House Value	\$286,578	\$331,151	\$271,436

## TRAFFIC COUNTS

7,141/day

\* Demographic data derived from 2020 ACS - US Census



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