

Former Bank Branch with Drive-Thru

999 N CASCADE DRIVE | WOODBURN, OR 97071



FOR SALE

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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.

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

999 N Cascade Drive, Woodburn, OR 97071



PROPERTY DESCRIPTION

Former freestanding bank branch with drive-thru. The sale is subject to a deed restriction which will not allow "bank use" for a period of 5 years following closing.

The sample permitted uses in the zone include business services, offices for finance, insurance, medical, social assistance, legal services, corporate offices, restaurants, and drinking places. Businesses in Woodburn could potentially benefit from tax breaks and eligible funds for building improvements from the Urban Renewal Zone and Enterprise Zone.

For more information on the Urban Renewal Zone program check here: <https://www.woodburn-or.gov/econ-dev/page/urban-renewal-program>

For information on Enterprise Zone check here: <https://www.woodburn-or.gov/econ-dev/page/enterprise-zone-program>

PROPERTY HIGHLIGHTS

- Monument signage available
- Ideal location between the historic downtown district and the growing commercial and industrial areas at the freeway
- Right off Interstate 5 at exit 271 to Highway 214

OFFERING SUMMARY

Sale Price:	\$975,000
Lot Size:	20,037 SF
Building Size:	2,728 SF
Zoning:	CO: City of Woodburn
Year Built:	1995



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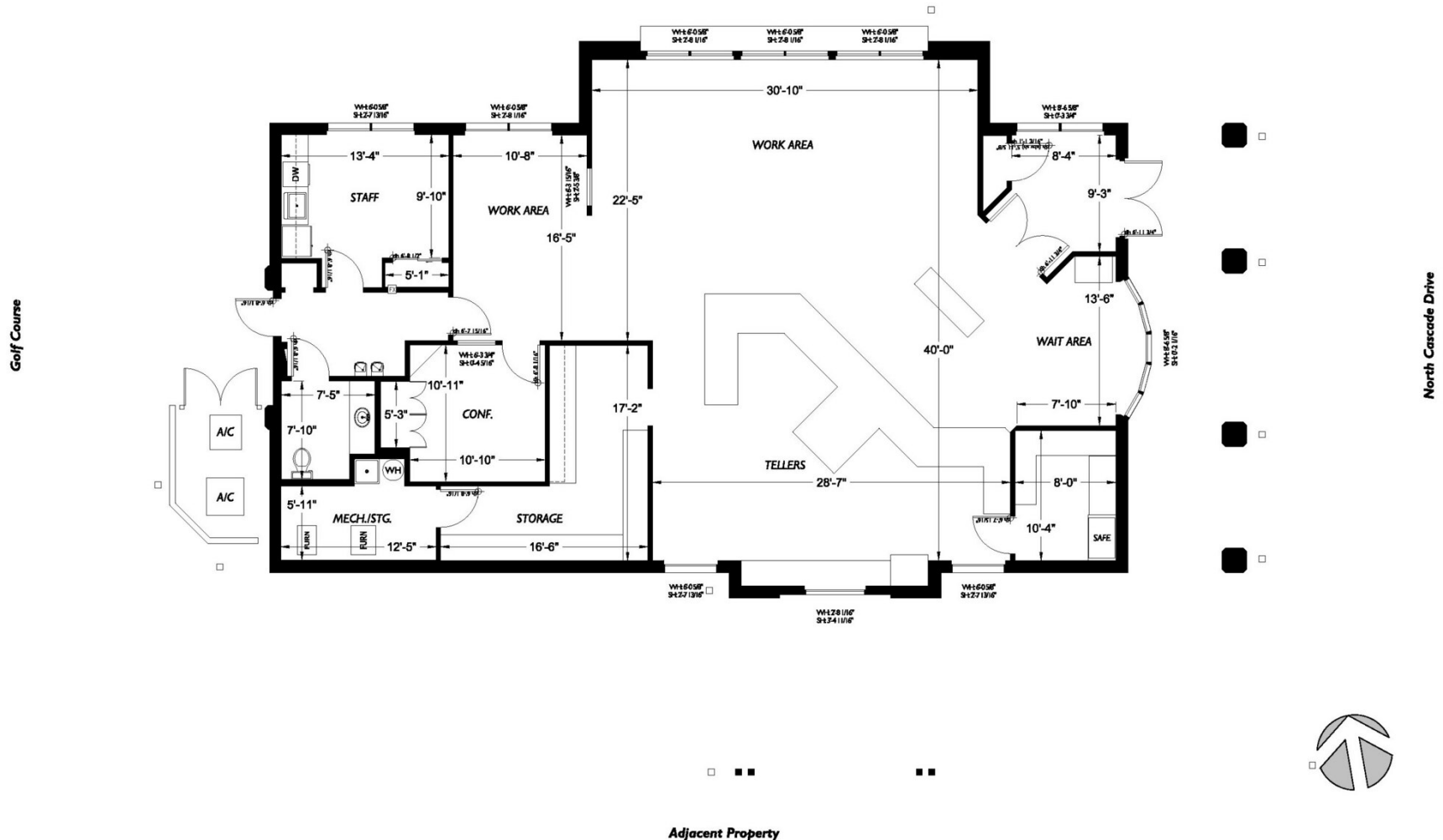
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Hillsboro Silverton Highway

FLOOR PLAN



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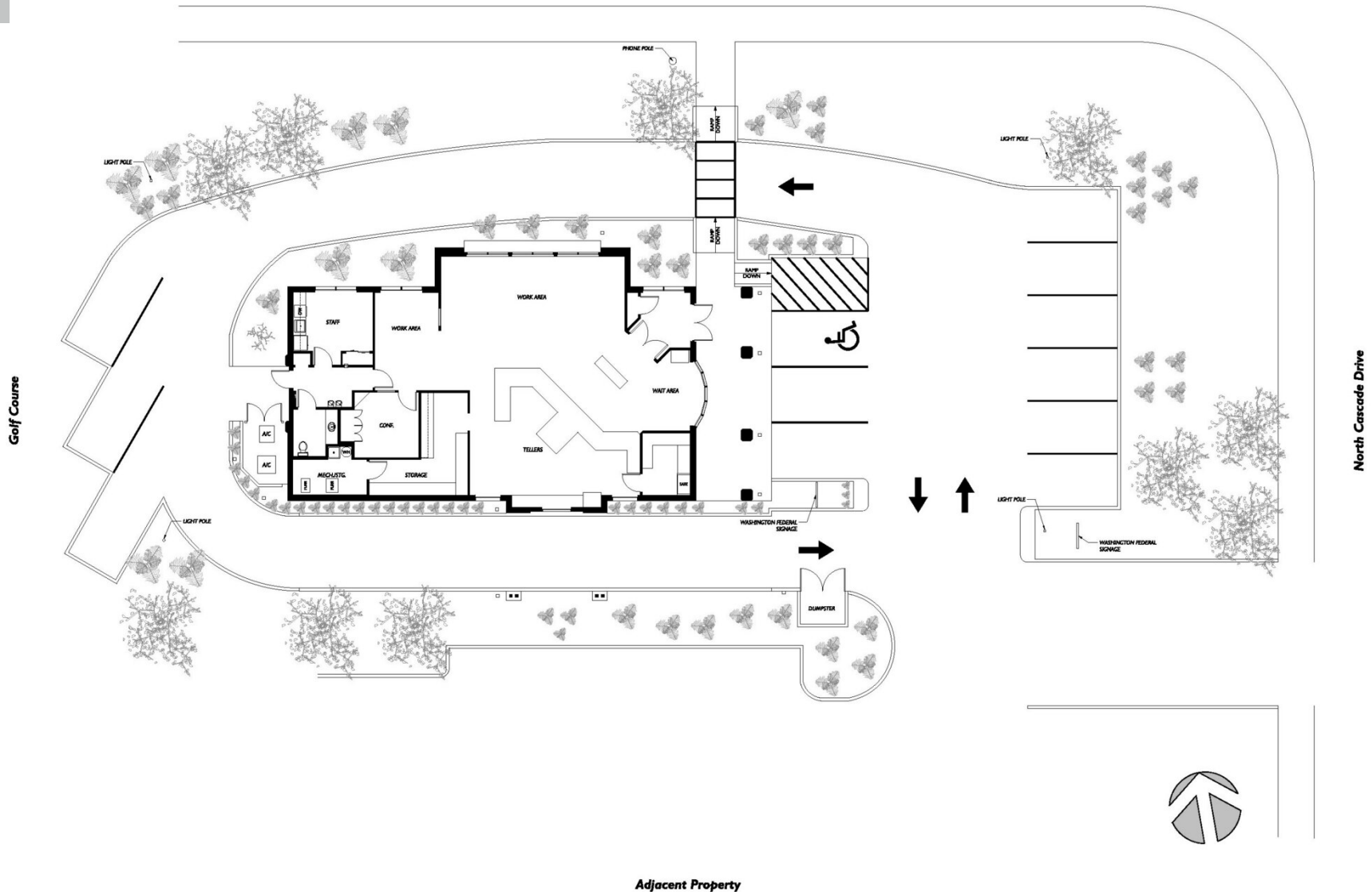
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SITE PLAN



Adjacent Property



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LOCATION OVERVIEW

The property is located on a corner parcel with prominent frontage on Highway 214, the primary arterial in Woodburn, which connects Highway 99E and Interstate 5. It is near numerous shopping destinations, restaurants, and a new Amazon facility.



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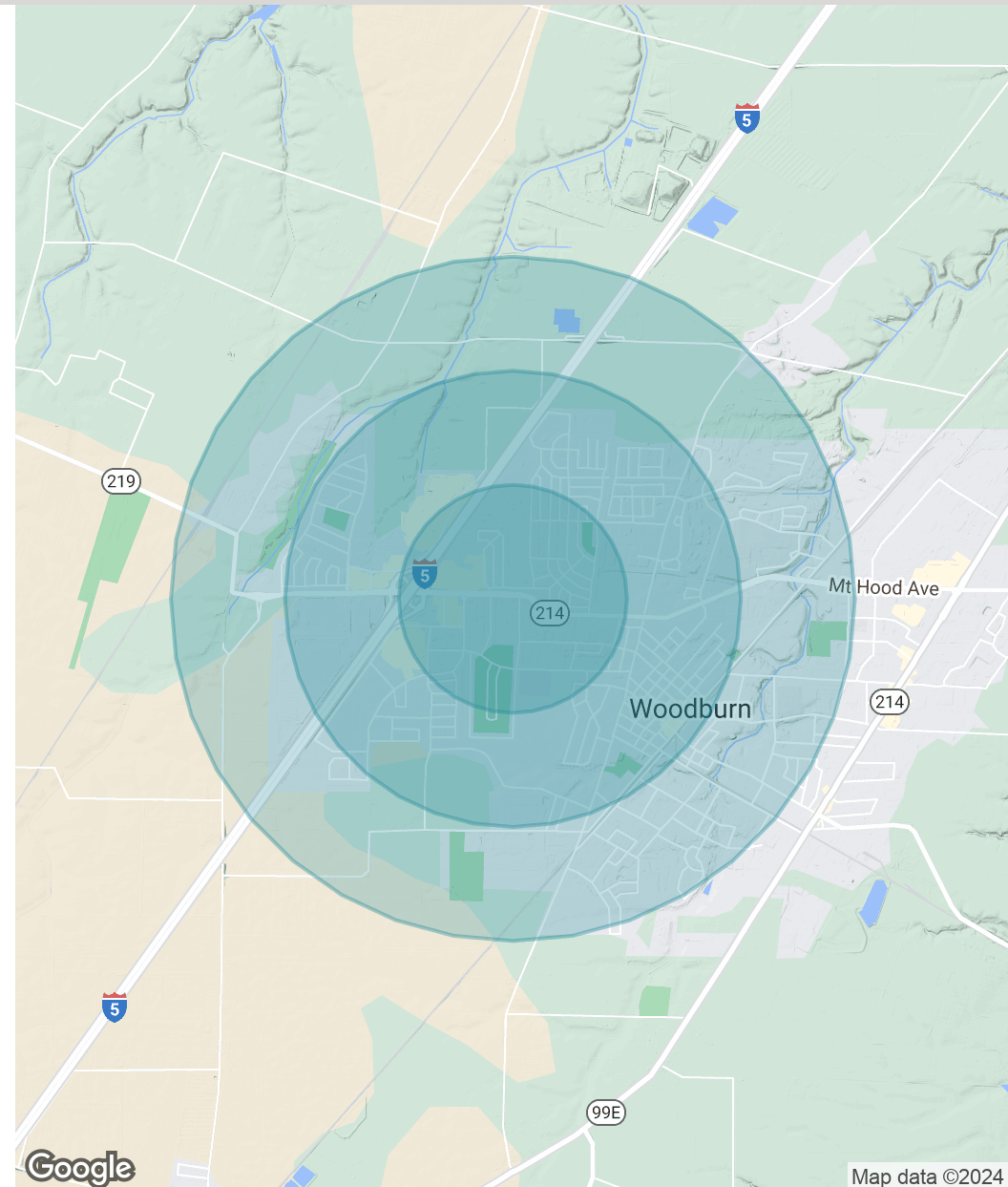
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,104	11,934	20,527
Average Age	47.1	41.0	39.5
Average Age (Male)	44.3	42.1	40.0
Average Age (Female)	47.5	40.0	39.6

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,459	4,638	7,384
# of Persons per HH	2.1	2.6	2.8
Average HH Income	\$57,044	\$56,645	\$63,224
Average House Value	\$382,959	\$265,329	\$258,822

* Demographic data derived from 2020 ACS - US Census



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