High-Traffic Location with Signage Opportunities 5341 SOUTHEAST MCLOUGHLIN BOULEVARD PORTLAND, OR 97202

er from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

PADDI

Tyler Dean 503.972.7278 tyler@macadamforbes.com Licensed in OR Tyler Collins 503.416.0088 tcollins@macadamforbes.com Licensed in OR

2 Centerpointe Drive, Suite 500 | , | WWW.MACADAMFORBES.COM | 503.227.2500

FOR SALE & LEASE MACADAM FORBES

FOR SALE & LEASE

5341 Southeast McLoughlin Boulevard, Portland, OR 97202



PROPERTY DESCRIPTION

Unique opportunity to own or lease frontage along Southeast McLoughlin. The building has a broad commercial employment zone that will suit both retail and industrial users who benefit from high-traffic locations with ample signage opportunities.

PROPERTY HIGHLIGHTS

- 1,200 SF of office
- 3,450 SF of covered storage (easily converted to exterior secured yard space or more parking)
- 14' ceiling heights
- 4 grade loading doors
- 27 parking spaces (1.15/1,000 sf)



OFFERING SUMMARY

Sale Price:	\$2,499,000
Lease Rate:	Call For Rates
Available SF:	9,920 SF
Building Size:	9,920 SF
Lot Size:	0.65 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	445	1,685	6,965
Total Population	902	3,527	16,481
Average HH Income	\$81,061	\$82,944	\$101,048



Tyler Dean 503.972.7278 tyler@macadamforbes.com Licensed in OR

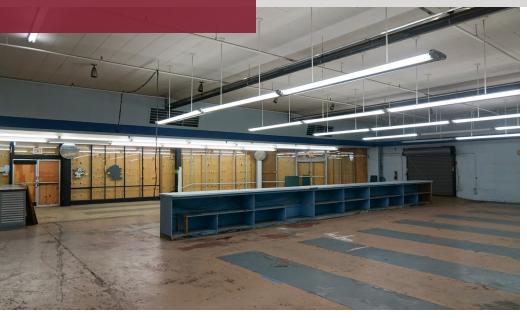
Tyler Collins

278 503.416.0088 cadamforbes.com tcollins@macadamforbes.com in OR Licensed in OR

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.

FOR SALE & LEASE

5341 Southeast McLoughlin Boulevard, Portland, OR 97202



LOCATION OVERVIEW

Located with frontage along Southeast McLoughlin, and within minutes of downtown Portland and all major freeways. Businesses' will enjoy fantastic marketing opportunities with ample signage along one of Portland's busiest thoroughfares.

TRAFFIC COUNT	TRAFFIC VOL.	DISTANCE
SE 20th Ave NW	51,622	0.03 mi
SE Insley St NW	47,357	0.07 mi
SE Harold St SE	48,225	0.07 mi





Tyler Dean 503.972.7278 tyler@macadamforbes.com

Licensed in OR

rbes.com Licensed in OR

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.