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

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# FOR SALE & LEASE MACADAM FORBES

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## 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



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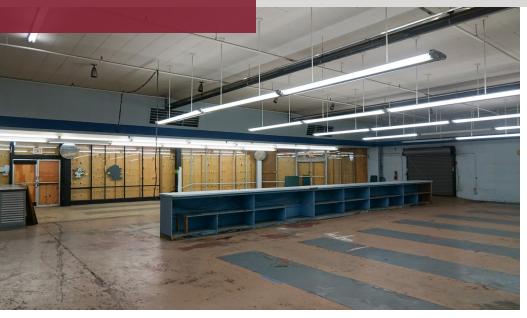
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## **LOCATION OVERVIEW**

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





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