

# ANCHOR BOX

48,066 SF AVAILABLE

## *Located at*

NE 76th Street & 117th Avenue (SR-503) in the Orchards neighborhood of Vancouver, Washington

### LEASE RATE

Call for details

### TRAFFIC COUNTS

117th Ave - 31,219 ADT  
76th st - 13,531 ADT

### *Comments*

The site benefits from the dense residential surroundings & high traffic counts along 117th Avenue (SR-503).

### *For more information contact*

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# DEMOGRAPHICS

## Population

1 mile - 11,688  
 3 mile - 97,027  
 5 mile - 215,620

## Average Household Income

1 mile - \$62,728  
 3 mile - \$67,701  
 5 mile - \$68,919

## Households

1 mile - 3,998  
 3 mile - 35,462  
 5 mile - 81,262

## Daytime Population

1 mile - 7,497  
 3 mile - 62,388  
 5 mile - 137,006

