

FOR LEASE: HWY 43 RETAIL

18625 WILLAMETTE DR • WEST LINN • OR



PROPERTY HIGHLIGHTS

- Unique retail/medical/service opportunity in the Robinwood Retail Corridor of West Linn.
- Highly visible to Hwy 43.
- Dedicated Parking and monument signage.
- Hwy 43 extends the trade area to include Lake Oswego and Oregon City.
- Grocery, fast food, national/regional retail, banking and restaurants nearby.
- Divisible, with leasing options up to 6,423 SF contiguous.
- Traffic on Hwy 43: 17,800 ADT
- Call for pricing.

CONTACT:

MARC STRABIC marc@hsmppacific.com 503.245.1400 x520



DEMOGRAPHICS

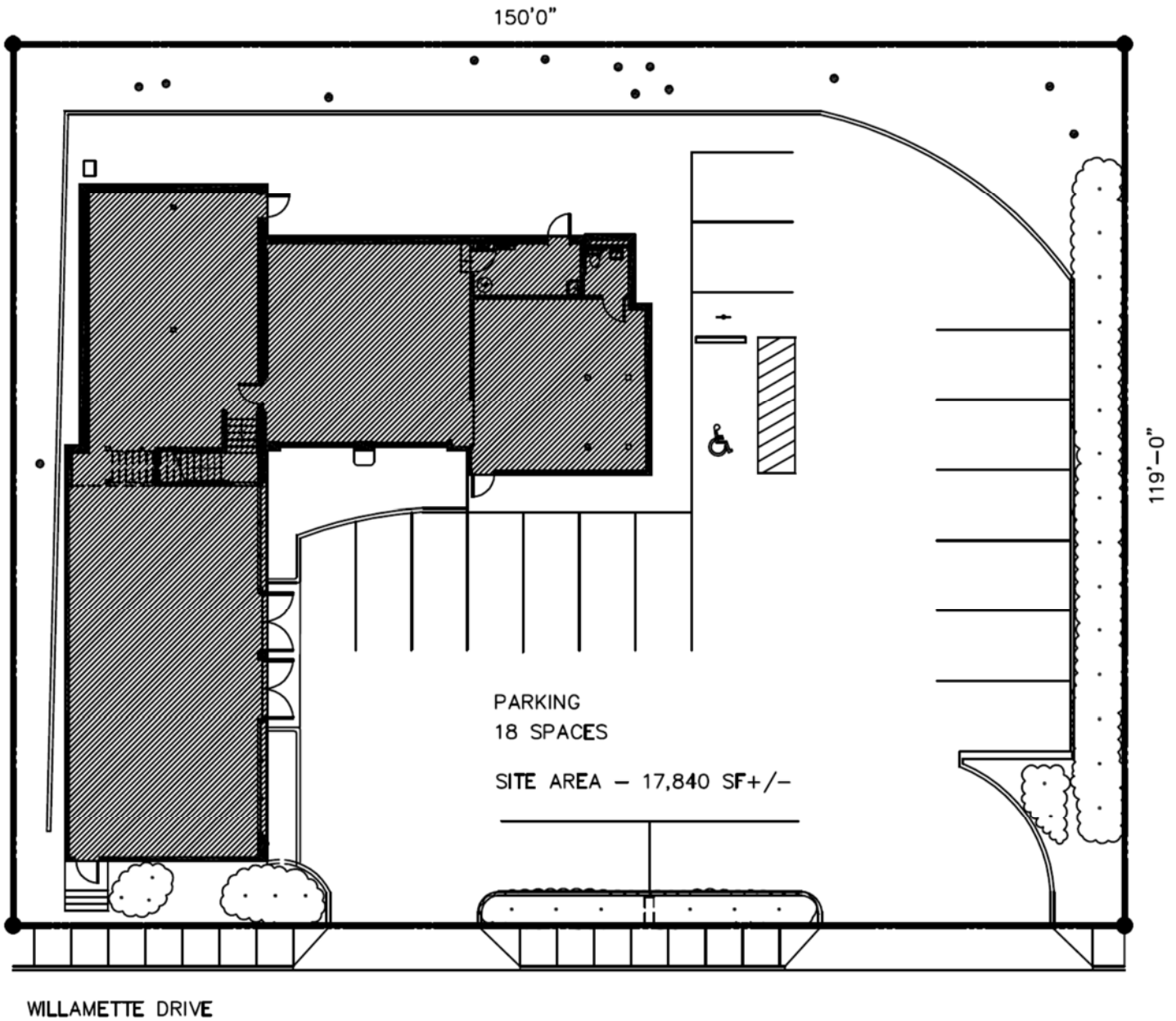
<u>2017 ESTIMATED</u>	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION	8,660	82,765	203,734
AVE. H.H. INCOME	\$126,510	\$108,032	\$100,895
DAYTIME EMPLOYEES	2,310	23,408	88,763



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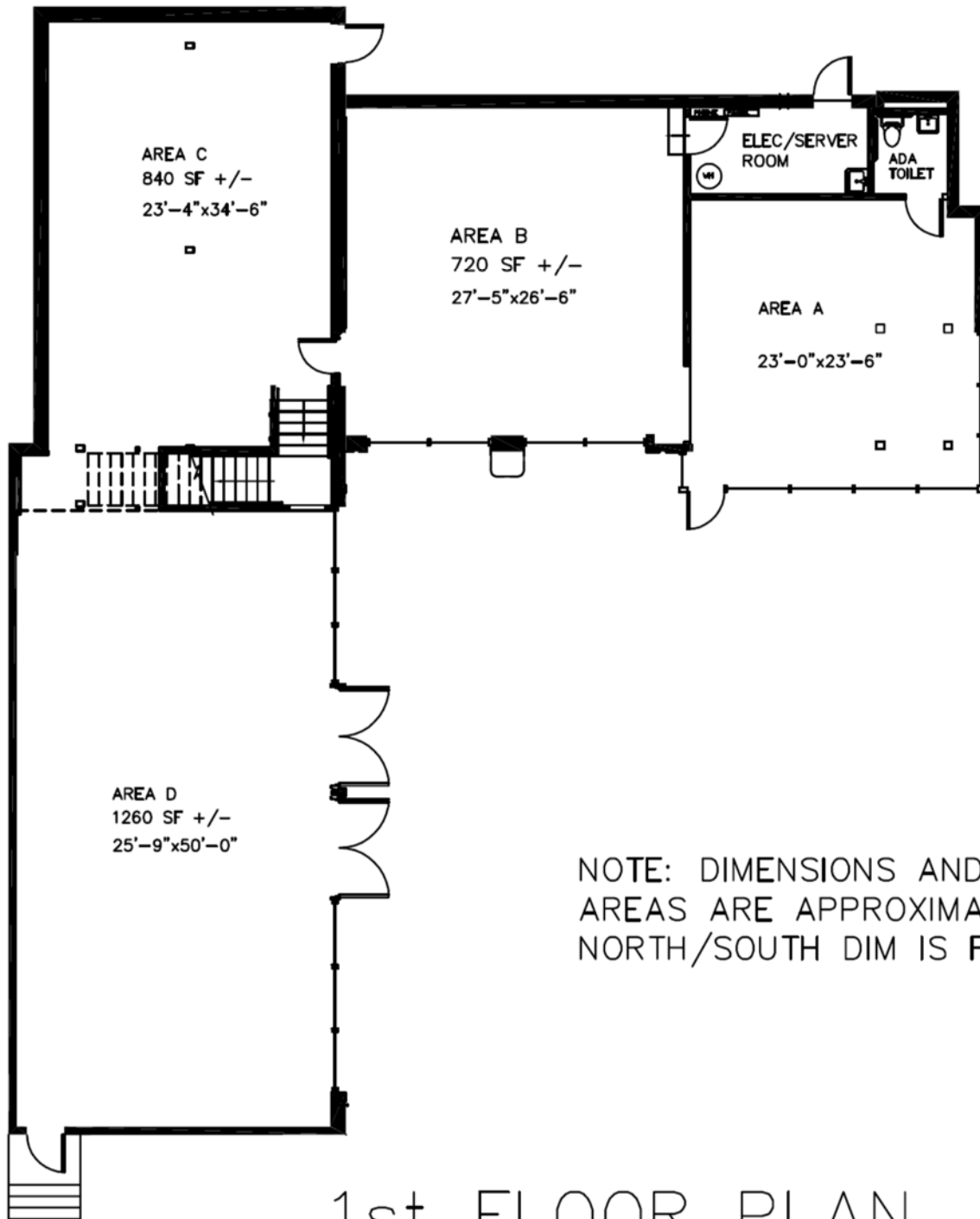




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NOTE: DIMENSIONS AND AREAS ARE APPROXIMATE
NORTH/SOUTH DIM IS FIRST

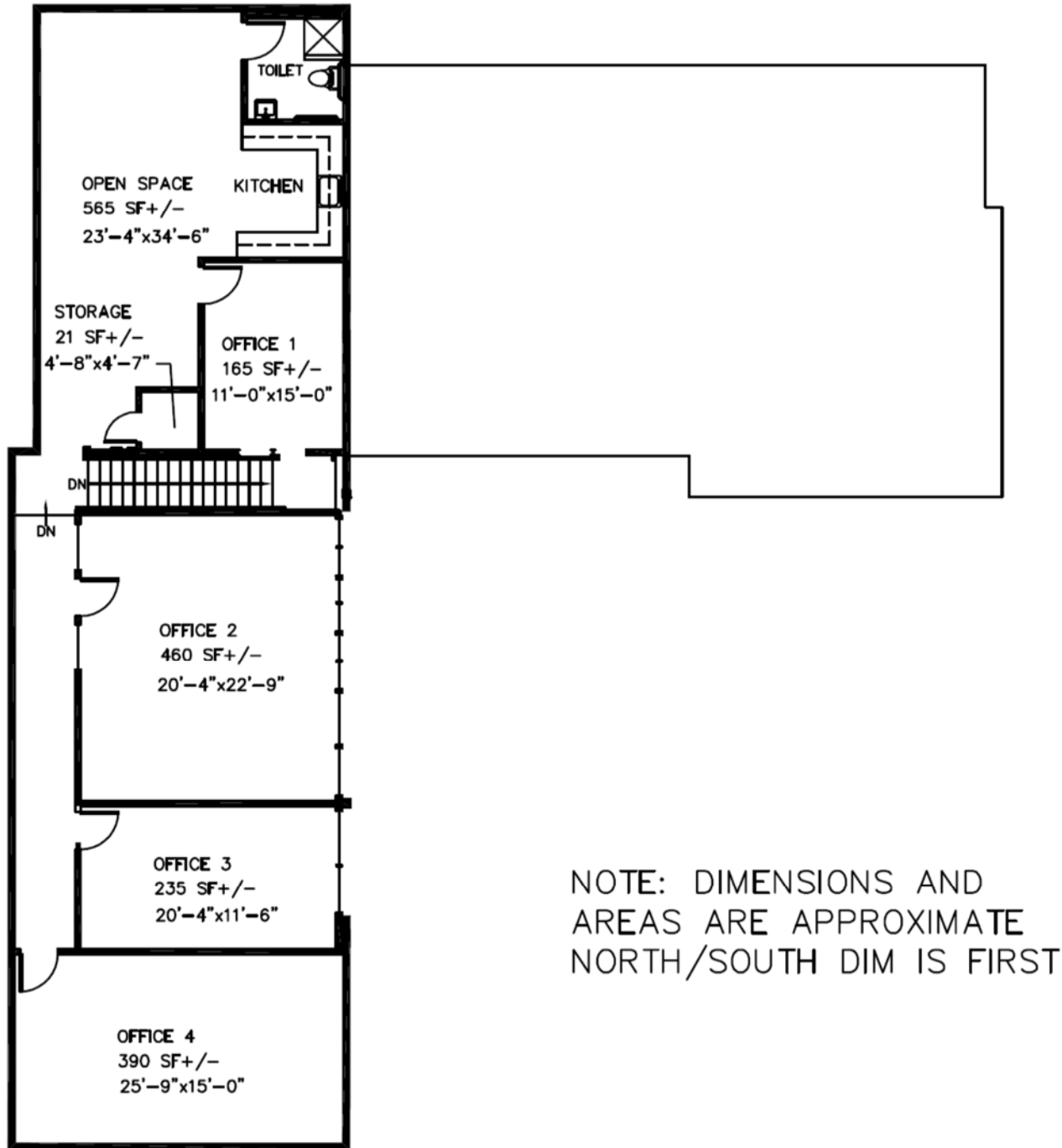
1st FLOOR PLAN

GROSS 1ST FLOOR AREA APPROX. 3,997 SF

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NOTE: DIMENSIONS AND AREAS ARE APPROXIMATE NORTH/SOUTH DIM IS FIRST

2nd FLOOR PLAN

GROSS 1ST FLOOR AREA APPROX. 2,426 SF

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