

FOR LEASE

1256 Commerce Avenue
LONGVIEW WA 98632

PROPERTY DEMOGRAPHICS

TRAFFIC:	12,000+ Vehicles / Day
TAX ID:	00473
LAND SIZE:	0.27 Acre 12,000 Square Feet
BUILDING SIZE:	21,000± Square Feet
TENANTS:	Dollars & Deals Discount Store Occupy: 3,200SF
PRICE:	Restaurant \$9.60/SF/ Annum - NNN Office: \$6.00/SF/Annum - Gross
LEASE TERMS:	All other terms to be based on lease documentation
POPULATION:	49,195 - 3 Mile 66,290 - 5 Mile
HOUSEHOLD:	19,780 - 3 Mile 26,193 - 5 Mile
AVE. INCOME:	\$55,593 - 3 Mile \$58,047 - 5 Mile



PROPERTY FEATURES

- Ideal corner location in downtown Longview
- Good area demographics
- Perfectly positioned for nite-club or restaurant
- Property is also listed for sale at \$980,000

The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs.
© Woodford Commercial Real Estate.



For Further Information

Please Contact

TODD WADE | Broker

todd@woodfordcre.com

Suite 208, 1717 Olympia Way

LONGVIEW WA 98632

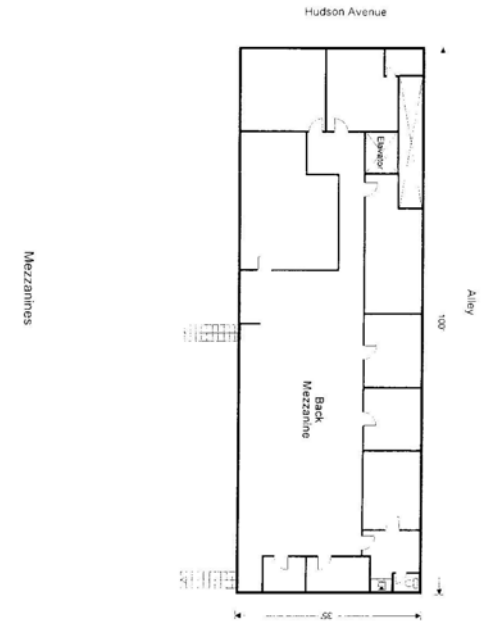
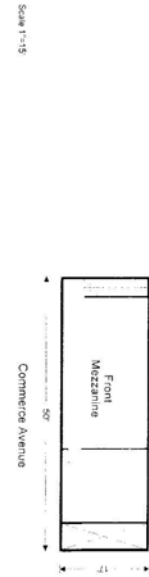
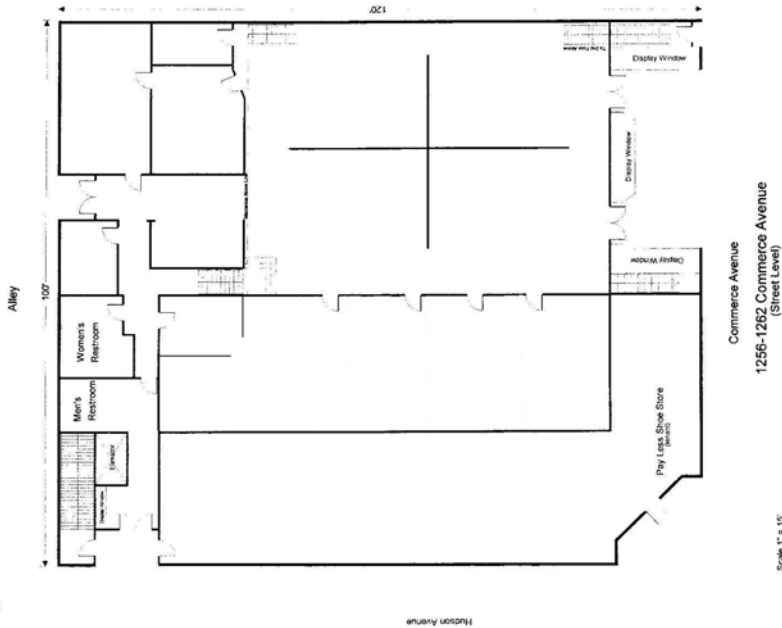
P 360.501.5500 **F** 360.501.6051

www.woodfordcre.com

FOR LEASE

1256 Commerce Avenue LONGVIEW WA 98632

FLOOR PLAN



PHOTOGRAPHIC SURVEY



Woodford

Commercial Real Estate

For Further Information

Please Contact

TODD WADE | Broker

todd@woodfordcre.com

Suite 208, 1717 Olympia Way

LONGVIEW WA 98632

P 360.501.5500 ■ F 360.501.6051

www.woodfordcre.com