

# FOR SALE

Bakers Corner Plaza  
LONGVIEW WA 98632

## PROPERTY DEMOGRAPHICS

BUILDING SIZE:	2 x 8,000 Square Feet Buildings 1 x 2,135 Square Foot Building
PRICE:	\$2,300,000   \$126.82/SF
CAP RATE:	9.0% (ProForma)
LAND SIZE:	2.6 Acres   113,256 Square Feet
POPULATION:	16,756 - 3 Mile   48,577, - 5 Mile
HOUSEHOLD:	6,475 - 3 Mile   19,346 - 5 Mile
AVE. HH INCOME:	\$61,885 - 3 Mile   \$59,529 - 5 Mile



## PROPERTY FEATURES

- 18,000+ SF retail strip center on main artery of West Longview
- Close proximity to many new housing developments
- Good local & national tenant mix
- Room for development of a future 20,000SF building
- A full Executive Summary is available, upon request



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.

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For Further Information

Please Contact

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LONGVIEW WA 98632

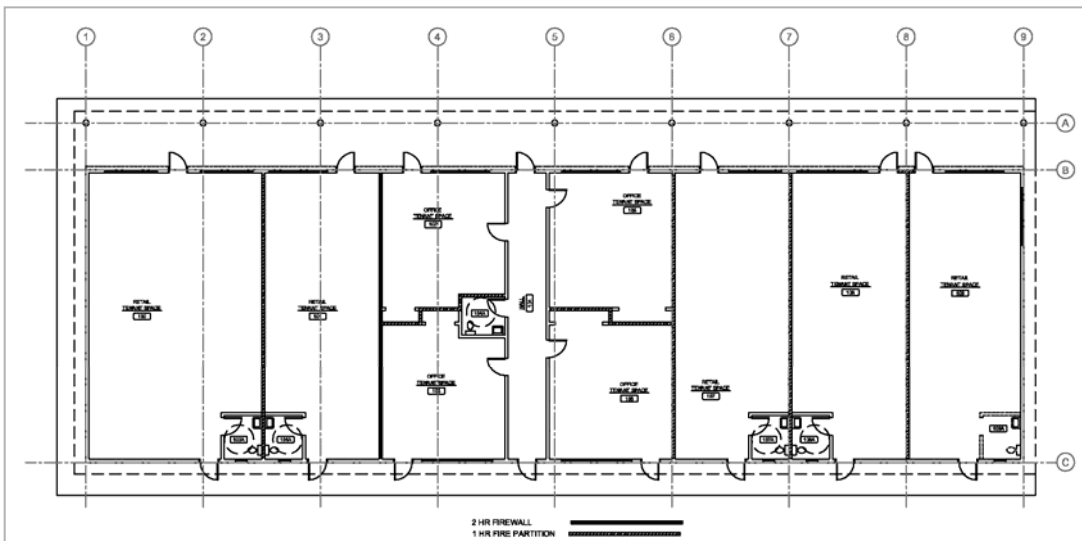
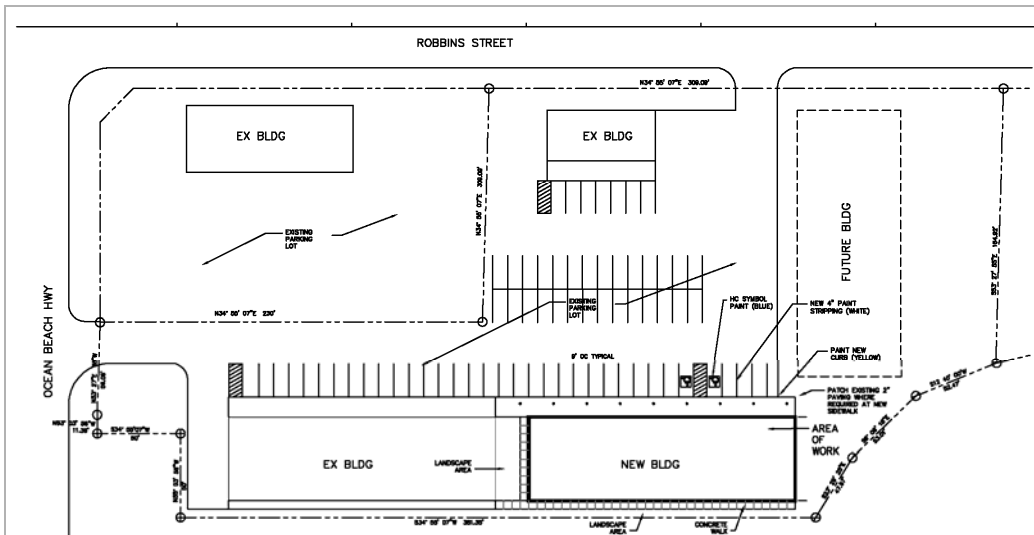
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www.woodfordcre.com

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## SITE & BUILDING PLANS



## PHOTOGRAPHIC SURVEY



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