

# FOR SALE

## 14th Ave. Plaza

### PROPERTY DEMOGRAPHICS

PRICE:	\$2,600,000
TAX ID:	0160501, 01609, 01603
CAP RATE:	8.2%
BUILDING SIZE:	36,000 SF
POPULATION:	47,474-3 mile/65,860-5 mile
HOUSEHOLD:	19,134-3 mile/26,016-5 mile
AVE. INCOME:	\$41,475-3mile/\$44,356-5 mile
TRAFFIC:	3,894



### PROPERTY FEATURES

- Perfect location for retail or office users.
- Situated in busy retail center
- Close to hospital and downtown Longview
- Plenty of parking

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



**For Further Information  
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