

FOR SALE

Retail Pad by Fred Meyer

Florence, Oregon



Location:

Hwy 101 near Munsel Rd
in Florence, Oregon

Pad Size:

.83 AC (36,352 SF)
approved for drive-thru

Price:

\$595,000

Comments:

Prime pad site at the
doorstep to the #1
retail traffic generator
in Florence, Oregon.
Ideal location for bank,
fast food, or other retail
and/or service uses.

Demographics:

Population

1 mile - 1,920

3 miles - 8,908

5 miles - 10,143

Avg. Household Income

1 mile - \$48,171

3 miles - \$45,274

5 miles - \$46,349

Number of Employees

1 mile - 319

3 miles - 4,475

5 miles - 4,979

Traffic Counts:

Hwy 101 - 9,800 ADT (09)



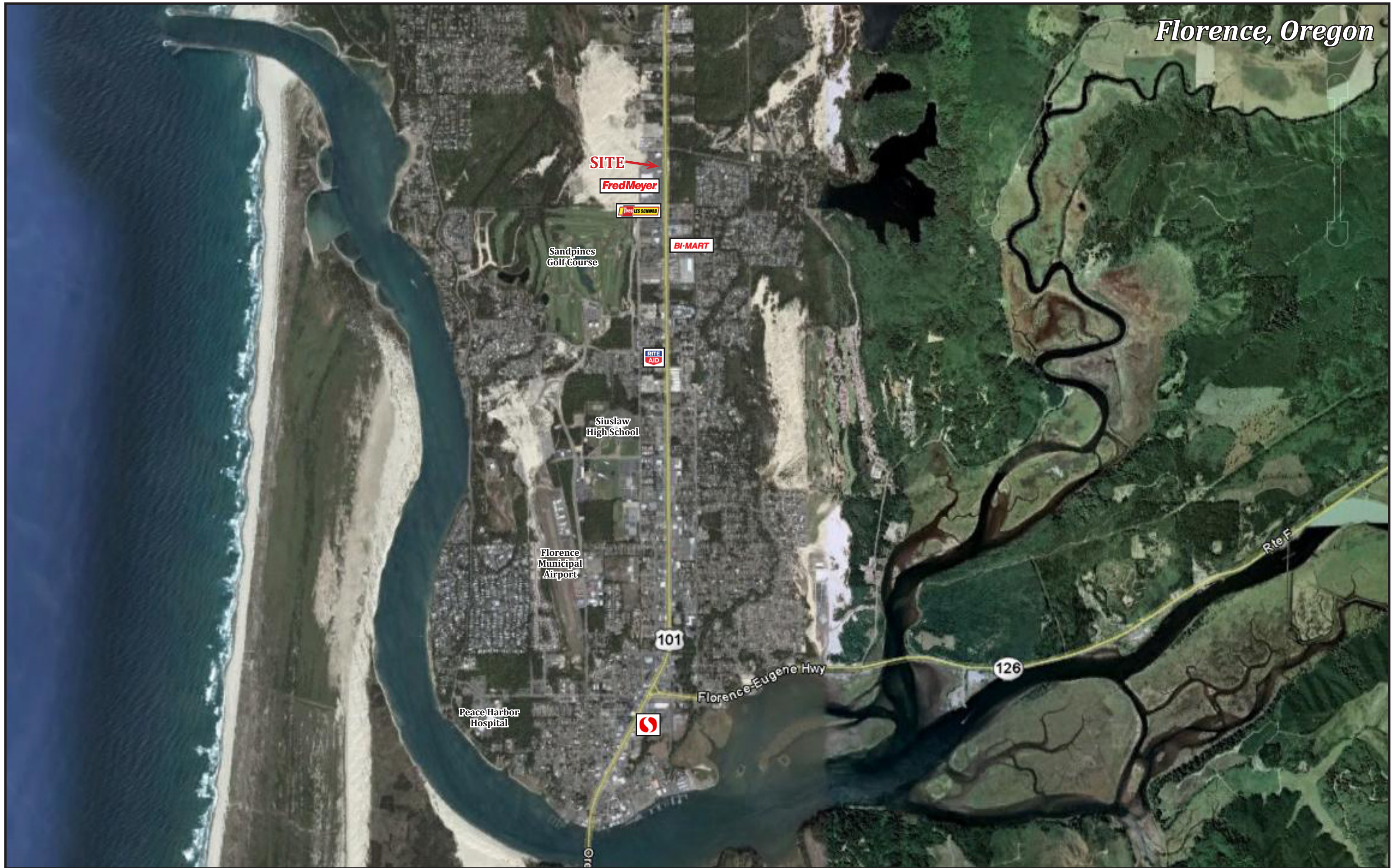
Jeff Olson | jeff@cra-nw.com

Connelly Woody | cwoody@cra-nw.com

503-274-0211

Commercial Realty Advisors NW, LLC
733 S.W. 2nd Avenue, Suite 200
Portland, Oregon 97204
www.cra-nw.com

Florence, Oregon



SITE →

Fred Meyer

LES SCHWAB

Sandpines
Golf Course

BI-MART

RITE
AID

Siuslaw
High School

Florence
Municipal
Airport

101

Florence-Eugene Hwy

126

Rte F

Peace Harbor
Hospital



Ore



Front - covered walk

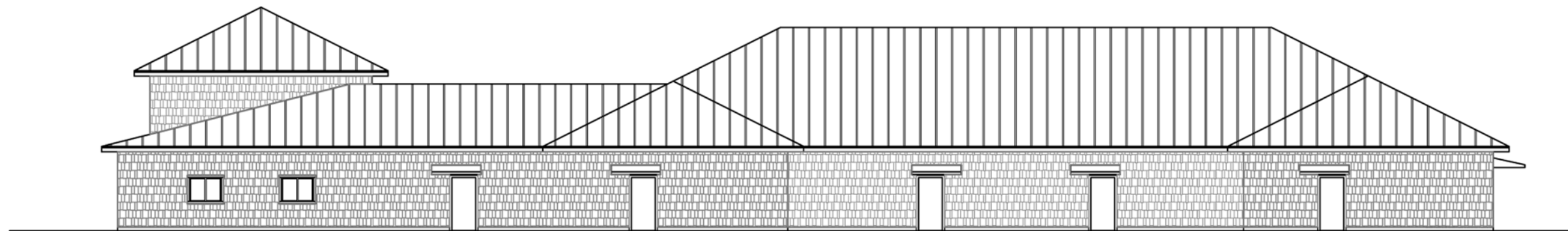


Side



Side

Drive-up Window

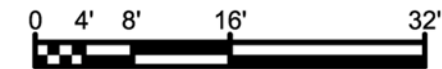


Back - delivery, trash & recycle

1
A6

Commercial Building Exterior Elevations (Conceptual)

Scale: 1/16"=1'-0"

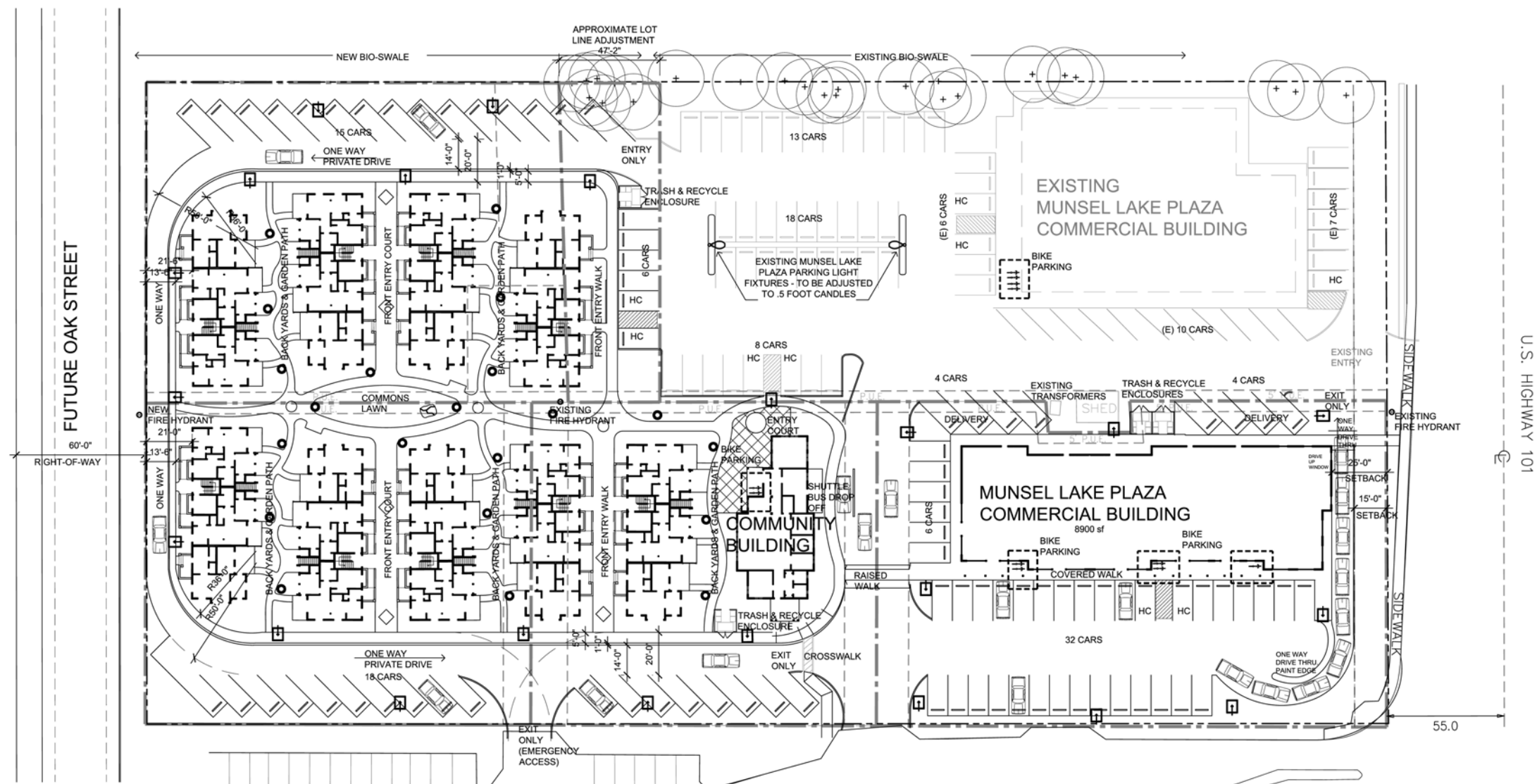


Munsel Lake Village
Commercial Building

A6
11-12-04
REISSUED 9-18-2008

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BERGSUND
DELANEY
Architects & Planners, P.C.
1509 Olive Street
Eugene, OR 97401
Tel: 541.683.8641



MUNSEL LAKE VILLAGE - RESIDENTIAL

1 COMMUNITY BUILDING AND
9 RESIDENTIAL BUILDINGS

EACH RESIDENTIAL BUILDING
HAS 5 DWELLING UNITS:

- 1) 1-BEDROOM FLAT
- 1) 2-BEDROOM FLAT
- 2) 2-BEDROOM TOWNHOUSES
- 1) 3-BEDROOM TOWNHOUSE

TOTAL: 45 DWELLINGS FOR
FAMILIES AND SENIORS

MUNSEL LAKE VILLAGE - COMMERCIAL

1 COMMERCIAL BUILDING

AUTOMOBILE PARKING

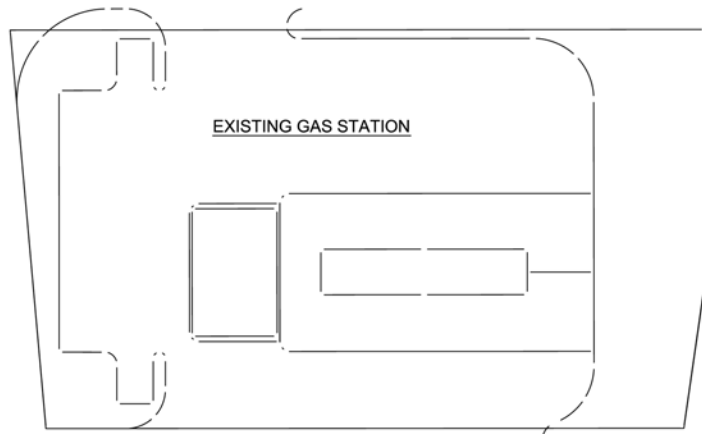
STANDARD: 138
ACCESSIBLE: 9
TOTAL: 147
(includes residential and commercial sites)

BICYCLE PARKING

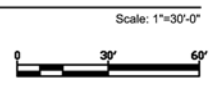
2 - COMMUNITY BUILDING
5 - NEW COMMERCIAL BUILDING
4 - EXISTING COMMERCIAL BUILDING

☐ LUMINAIRE, 12' POLE
● LUMINAIRE, 36" BOLLARD
○ LUMINAIRE, EXISTING

LOT COVERAGE	
TOTAL SITE AREA <i>(INCLUDES HWY 101 SETBACK)</i>	123,925 SF
TOTAL BUILDING FOOTPRINTS <i>(INCLUDES PATIOS & PORCHES)</i>	36,035 SF = 29%
TOTAL PARKING <i>(INCLUDES DRIVES & PUBLIC SIDEWALKS)</i>	47,238 SF = 38%
TOTAL LANDSCAPE <i>(INCLUDES RESIDENTIAL PEDESTRIAN PATHS)</i>	40,652 SF = 33%
25' SETBACK AT HWY 101	
TOTAL AREA IN SET BACK	3,885 SF
AREA LANDSCAPED IN SETBACK	2,191 SF = 56%
RESIDENTIAL SITE (THREE LOTS)	
TOTAL AREA	87,573 SF
BUILDING AREA	26,655 SF = 30%
PARKING AREA	26,275 SF = 30%
LANDSCAPE AREA	34,643 SF = 40%
COMMERCIAL SITE (ONE LOT)	
TOTAL AREA	36,352 SF
BUILDING AREA	9,380 SF = 26%
PARKING AREA	20,963 SF = 57%
LANDSCAPE AREA	6,009 SF = 17%



1
A1-A CONCEPTUAL SITE PLAN
NO CONNECTION TO OAK STREET



**BERGSUND
DELANEY**
Architecture & Planning, P.C.
Eugene OR 97401 Tel: 541.683.8661
1369 Olive Street



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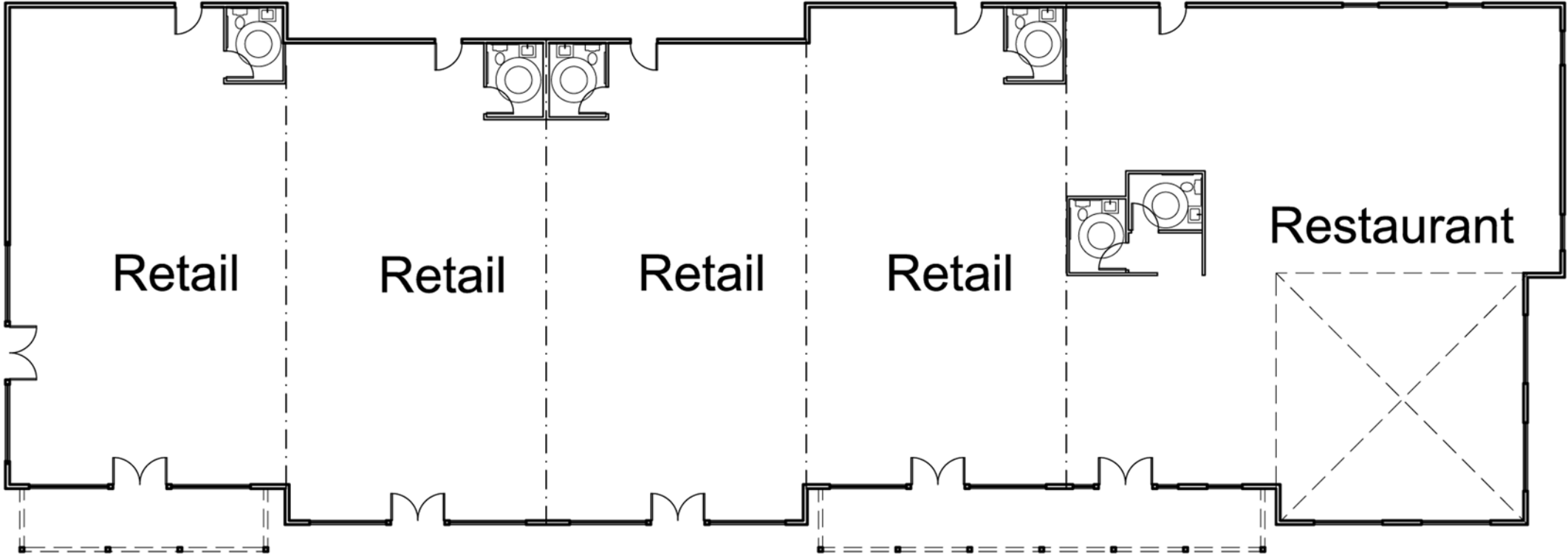
MUNSEL LAKE VILLAGE
FLORENCE, OREGON
GENEREUX REAL ESTATE INVESTMENTS

SITE PLAN
1"=30'
SCHEMATIC
DESIGN
REVISED 12/03/2008

date 03-26-05
file 0875 Site
d.b. SGB

A1- A

Back - Delivery, Trash & Recycle



Drive-up Window

Retail

Retail

Retail

Retail

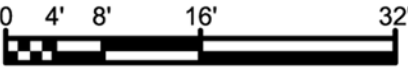
Restaurant

Front - covered walk

1
A5

Commercial Building - Floor Plan (Conceptual)

Scale: 1/16"=1'-0"

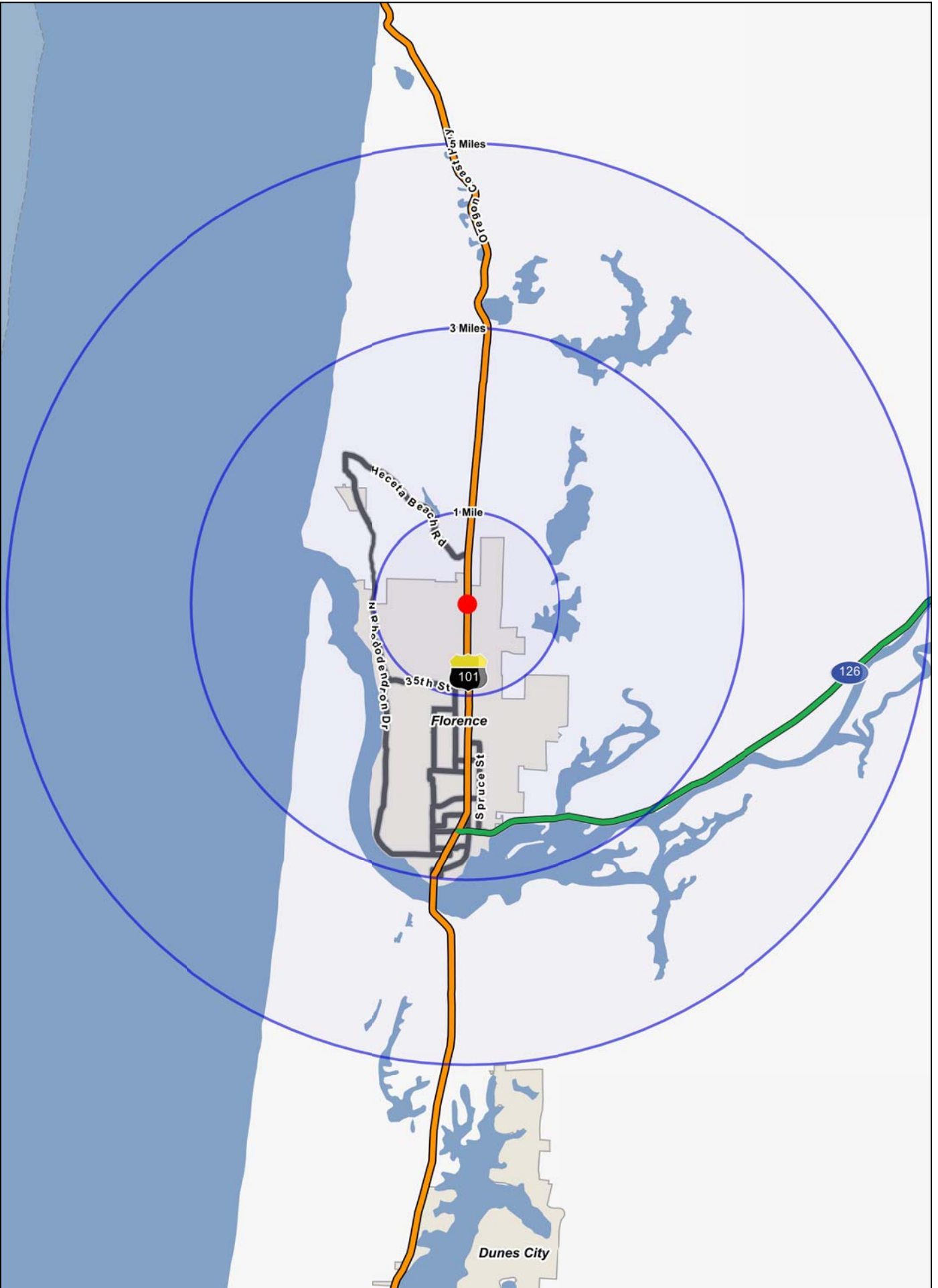


Munsel Lake Village
Commercial Building

A5
11-12-04

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FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 44.01016/-124.1016

Munsel Rd & Highway 101		1 Mile	3 Miles	5 Miles
Florence, OR				
POPULATION	2010 Estimated Population	1,920	8,908	10,143
	2015 Projected Population	1,940	9,037	10,288
	2000 Census Population	1,768	8,773	9,899
	1990 Census Population	892	6,261	7,344
	Historical Annual Growth 1990 to 2010	5.8%	2.1%	1.9%
	Projected Annual Growth 2010 to 2015	0.2%	0.3%	0.3%
HOUSEHOLDS	2010 Est. Households	919	4,281	4,834
	2015 Proj. Households	918	4,298	4,852
	2000 Census Households	844	4,284	4,785
	1990 Census Households	377	2,778	3,220
	Historical Annual Growth 1990 to 2010	7.2%	2.7%	2.5%
	Projected Annual Growth 2010 to 2015	-	0.1%	0.1%
AGE	2010 Est. Population 0 to 9 Years	6.4%	7.5%	7.4%
	2010 Est. Population 10 to 19 Years	6.2%	7.8%	8.0%
	2010 Est. Population 20 to 29 Years	4.2%	5.8%	5.8%
	2010 Est. Population 30 to 44 Years	9.6%	12.0%	12.3%
	2010 Est. Population 45 to 59 Years	19.2%	18.3%	18.8%
	2010 Est. Population 60 to 74 Years	41.2%	32.9%	32.5%
	2010 Est. Population 75 Years Plus	13.2%	15.7%	15.2%
	2010 Est. Median Age	60.1	55.8	55.6
MARITAL STATUS & SEX	2010 Est. Male Population	47.0%	46.8%	47.1%
	2010 Est. Female Population	53.0%	53.2%	52.9%
	2010 Est. Never Married	11.1%	14.9%	14.9%
	2010 Est. Now Married	66.9%	58.1%	58.6%
	2010 Est. Separated or Divorced	14.3%	17.0%	16.8%
	2010 Est. Widowed	7.7%	9.9%	9.6%
INCOME	2010 Est. HH Income \$200,000 or More	0.3%	0.7%	0.9%
	2010 Est. HH Income \$150,000 to \$199,999	2.1%	1.4%	1.6%
	2010 Est. HH Income \$100,000 to \$149,999	7.2%	5.0%	4.9%
	2010 Est. HH Income \$75,000 to \$99,999	6.2%	5.5%	5.6%
	2010 Est. HH Income \$50,000 to \$74,999	16.2%	14.2%	14.6%
	2010 Est. HH Income \$35,000 to \$49,999	22.5%	21.8%	20.9%
	2010 Est. HH Income \$25,000 to \$34,999	18.0%	16.2%	16.3%
	2010 Est. HH Income \$15,000 to \$24,999	13.9%	15.7%	15.8%
	2010 Est. HH Income \$0 to \$14,999	13.6%	19.4%	19.4%
	2010 Est. Average Household Income	\$48,171	\$45,274	\$46,349
	2010 Est. Median HH Income	\$37,082	\$33,566	\$33,696
	2010 Est. Per Capita Income	\$23,045	\$22,348	\$22,814
2010 Est. Number of Businesses	58	605	656	
2010 Est. Total Number of Employees	319	4,475	4,979	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

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Lat/Lon: 44.01016/-124.1016

Munsel Rd & Highway 101

Florence, OR

1 Mile 3 Miles 5 Miles

	1 Mile	3 Miles	5 Miles	
RACE	2010 Est. White Population	96.0%	95.7%	95.6%
	2010 Est. Black Population	0.4%	0.5%	0.4%
	2010 Est. Asian & Pacific Islander	1.3%	1.2%	1.2%
	2010 Est. American Indian & Alaska Native	1.0%	1.1%	1.1%
	2010 Est. Other Races Population	1.2%	1.5%	1.5%
HISPANIC	2010 Est. Hispanic Population	64	324	368
	2010 Est. Hispanic Population Percent	3.4%	3.6%	3.6%
	2015 Proj. Hispanic Population Percent	3.7%	4.1%	4.0%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	1,648	7,303	8,304
	2010 Est. Elementary (0 to 8)	3.5%	3.6%	3.5%
	2010 Est. Some High School (9 to 11)	6.3%	7.8%	7.9%
	2010 Est. High School Graduate (12)	31.2%	31.9%	32.2%
	2010 Est. Some College (13 to 16)	32.4%	30.7%	30.5%
	2010 Est. Associate Degree Only	6.5%	6.4%	6.6%
	2010 Est. Bachelor Degree Only	10.4%	10.6%	10.8%
	2010 Est. Graduate Degree	9.7%	8.9%	8.5%
HOUSING	2010 Est. Total Housing Units	1,057	5,076	5,824
	2010 Est. Owner Occupied Percent	68.0%	56.7%	56.6%
	2010 Est. Renter Occupied Percent	18.9%	27.6%	26.4%
	2010 Est. Vacant Housing Percent	13.1%	15.7%	17.0%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	2.1%	2.4%	2.2%
	2000 Homes Built 1995 to 1998	24.9%	15.0%	14.3%
	2000 Homes Built 1990 to 1994	30.7%	19.8%	19.0%
	2000 Homes Built 1980 to 1989	19.4%	20.0%	19.4%
	2000 Homes Built 1970 to 1979	14.0%	26.3%	26.7%
	2000 Homes Built 1960 to 1969	4.1%	7.0%	7.7%
	2000 Homes Built 1950 to 1959	2.5%	4.4%	4.9%
	2000 Homes Built Before 1949	2.2%	5.2%	5.8%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	-	-
	2000 Home Value \$500,000 to \$999,999	1.7%	1.6%	2.0%
	2000 Home Value \$400,000 to \$499,999	1.7%	0.7%	0.7%
	2000 Home Value \$300,000 to \$399,999	2.9%	2.0%	2.1%
	2000 Home Value \$200,000 to \$299,999	13.3%	10.2%	10.4%
	2000 Home Value \$150,000 to \$199,999	26.3%	20.3%	20.2%
	2000 Home Value \$100,000 to \$149,999	37.6%	37.4%	37.2%
	2000 Home Value \$50,000 to \$99,999	14.9%	26.4%	26.2%
	2000 Home Value \$25,000 to \$49,999	1.8%	1.3%	1.2%
	2000 Home Value \$0 to \$24,999	-	-	-
	2000 Median Home Value	\$144,696	\$130,338	\$130,988
	2000 Median Rent	\$419	\$393	\$396

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FULL PROFILE

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Lat/Lon: 44.01016/-124.1016

Munsel Rd & Highway 101		1 Mile	3 Miles	5 Miles
Florence, OR				
LABOR FORCE	2010 Est. Labor: Population Age 16+	1,723	7,803	8,888
	2010 Est. Civilian Employed	28.8%	33.4%	34.5%
	2010 Est. Civilian Unemployed	6.9%	8.3%	8.3%
	2010 Est. in Armed Forces	-	-	-
	2010 Est. not in Labor Force	64.3%	58.2%	57.2%
	2010 Labor Force: Males	46.8%	46.2%	46.6%
	2010 Labor Force: Females	53.2%	53.8%	53.4%
OCCUPATION	2000 Occupation: Population Age 16+	456	2,567	3,012
	2000 Mgmt, Business, & Financial Operations	11.4%	9.1%	9.2%
	2000 Professional & Related	16.4%	14.5%	13.9%
	2000 Service	23.0%	28.7%	27.9%
	2000 Sales and Office	28.6%	24.2%	23.7%
	2000 Farming, Fishing, and Forestry	1.5%	2.0%	1.9%
	2000 Construction, Extraction, & Maintenance	9.4%	10.7%	11.2%
	2000 Production, Transport, & Material Moving	9.7%	10.7%	12.1%
	2000 Percent White Collar Workers	56.4%	47.8%	46.8%
2000 Percent Blue Collar Workers	43.5%	52.2%	53.2%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	78.3%	70.9%	70.6%
	2000 Drive to Work in Carpool	8.8%	13.5%	14.1%
	2000 Travel to Work by Public Transportation	0.4%	0.5%	0.4%
	2000 Drive to Work on Motorcycle	-	-	-
	2000 Walk or Bicycle to Work	5.4%	10.2%	9.4%
	2000 Other Means	-	0.2%	0.3%
	2000 Work at Home	7.0%	4.6%	5.2%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	85.9%	81.0%	78.4%
	2000 Travel to Work in 15 to 29 Minutes	6.6%	9.2%	10.3%
	2000 Travel to Work in 30 to 59 Minutes	3.7%	4.6%	5.1%
	2000 Travel to Work in 60 Minutes or More	3.8%	5.2%	6.2%
	2000 Average Travel Time to Work	11.0	12.8	13.8
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$39.2 M	\$175 M	\$201 M
	2010 Est. Apparel	\$1.85 M	\$8.28 M	\$9.50 M
	2010 Est. Contributions & Gifts	\$2.37 M	\$10.5 M	\$12.1 M
	2010 Est. Education & Reading	\$943 K	\$4.28 M	\$4.94 M
	2010 Est. Entertainment	\$2.16 M	\$9.61 M	\$11.0 M
	2010 Est. Food, Beverages & Tobacco	\$6.43 M	\$29.0 M	\$33.2 M
	2010 Est. Furnishings & Equipment	\$1.65 M	\$7.28 M	\$8.36 M
	2010 Est. Health Care & Insurance	\$2.97 M	\$13.4 M	\$15.3 M
	2010 Est. Household Operations & Shelter & Utilities	\$11.7 M	\$52.5 M	\$60.2 M
	2010 Est. Miscellaneous Expenses	\$671 K	\$3.03 M	\$3.46 M
	2010 Est. Personal Care	\$570 K	\$2.56 M	\$2.93 M
2010 Est. Transportation	\$7.89 M	\$35.0 M	\$40.1 M	

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