

# RETAIL at FRED MEYER – SCAPPOOSE

51501 COLUMBIA RIVER HWY, SCAPPOOSE, OR 97056



## About The Property

- Fred Meyer Anchored Retail
- Located off Hwy 30 in the town of Scappoose. The trade area is nestled along the Columbia River with limited retail competition and includes several neighboring small towns.
- Abundant Parking
- Ideal Location for Retail or Office Uses

## RETAIL SPACE NEXT TO FRED MEYER AVAILABLE FOR LEASE

Alex MacLean  
503-595-7563  
Alex@cra-nw.com

Jeff Olson  
503-595-7567  
Jeff@cra-nw.com

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COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

PROPERTY MANAGED BY ▶



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## Property Description

- **Available Square Footage**  
Unit 05 - 1,230 SF
- **Lease Rate**  
Call Brokers for Details
- **Zoning**  
SC:EC – Commercial/Commercial (NEC)

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## Center Details

UNIT	TENANT	SQ. FT
03	Perfection Nails	1,022 SF
<b>05</b>	<b>AVAILABLE</b>	<b>1,230 SF</b>
06	Allstate Insurance	1,002 SF



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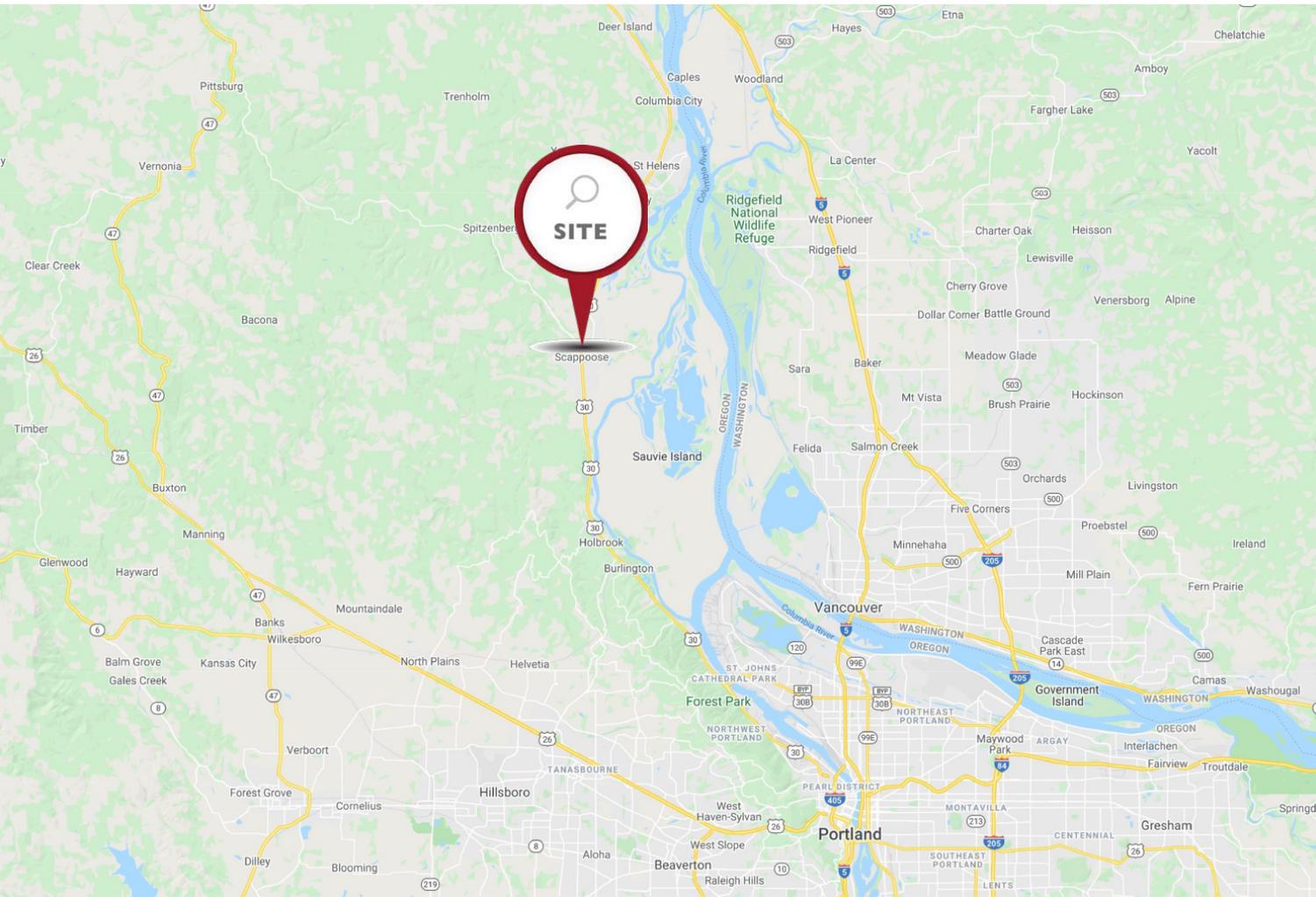


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## 2019 Demographics

POPULATION			
1 Mile	3 Miles	5 Miles	
4,991	10,829	12,839	
MEDIAN AGE			
1 Mile	3 Miles	5 Miles	
40.8	41.6	42.7	
COLLEGE EDUCATION			
1 Mile	3 Miles	5 Miles	
33.4%	35.4%	36.3%	
MEDIAN HH INCOME			
1 Mile	3 Miles	5 Miles	
\$77,347	\$79,396	\$80,224	
DAYTIME POPULATION			
1 Mile	3 Miles	5 Miles	
2,989	6,013	6,968	

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