

DO NOT DISTURB TENANT

# GREENWAY SHOPS



## LOCATION

SW Scholls Ferry Rd & SW 121st, Tigard, Oregon

## AVAILABLE

2,300 SF

## TRAFFIC COUNTS

Scholls Ferry Rd ▪ 37,194 ADT (25)

## COMMENTS

- Dense residential with over 17,000 people in 1-mile and 147,000 in 3-mile radius.
- Scholls Ferry connects Sherwood, West Beaverton, Tigard to Hwy 217 and Washington Square Mall carrying over 37,000 vehicles daily.
- Located one mile west of Washington Square Mall and one mile east of Murray-Scholls and Progress Ridge.
- Complete renovation and remodel of Whole Foods Market.



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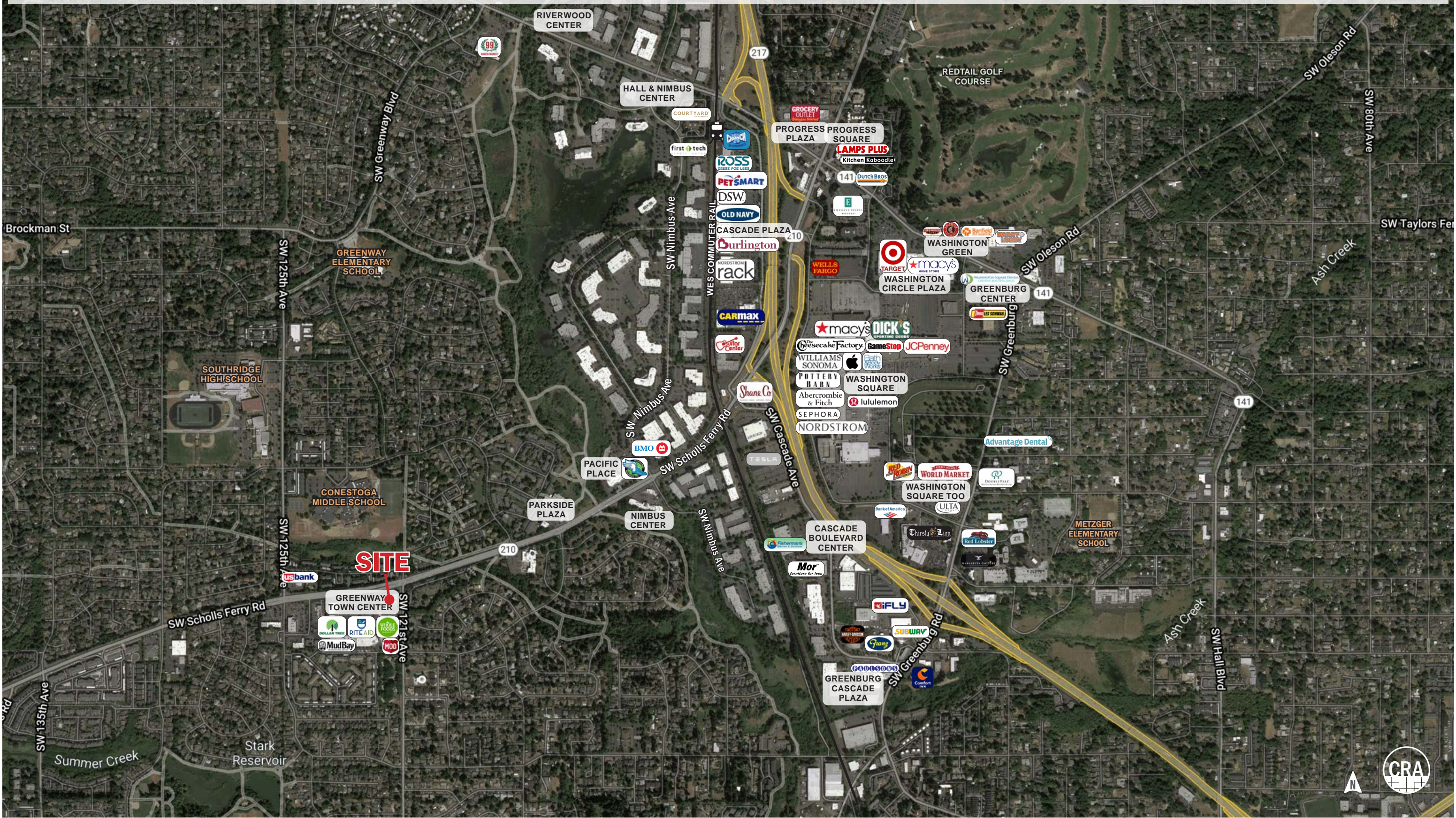


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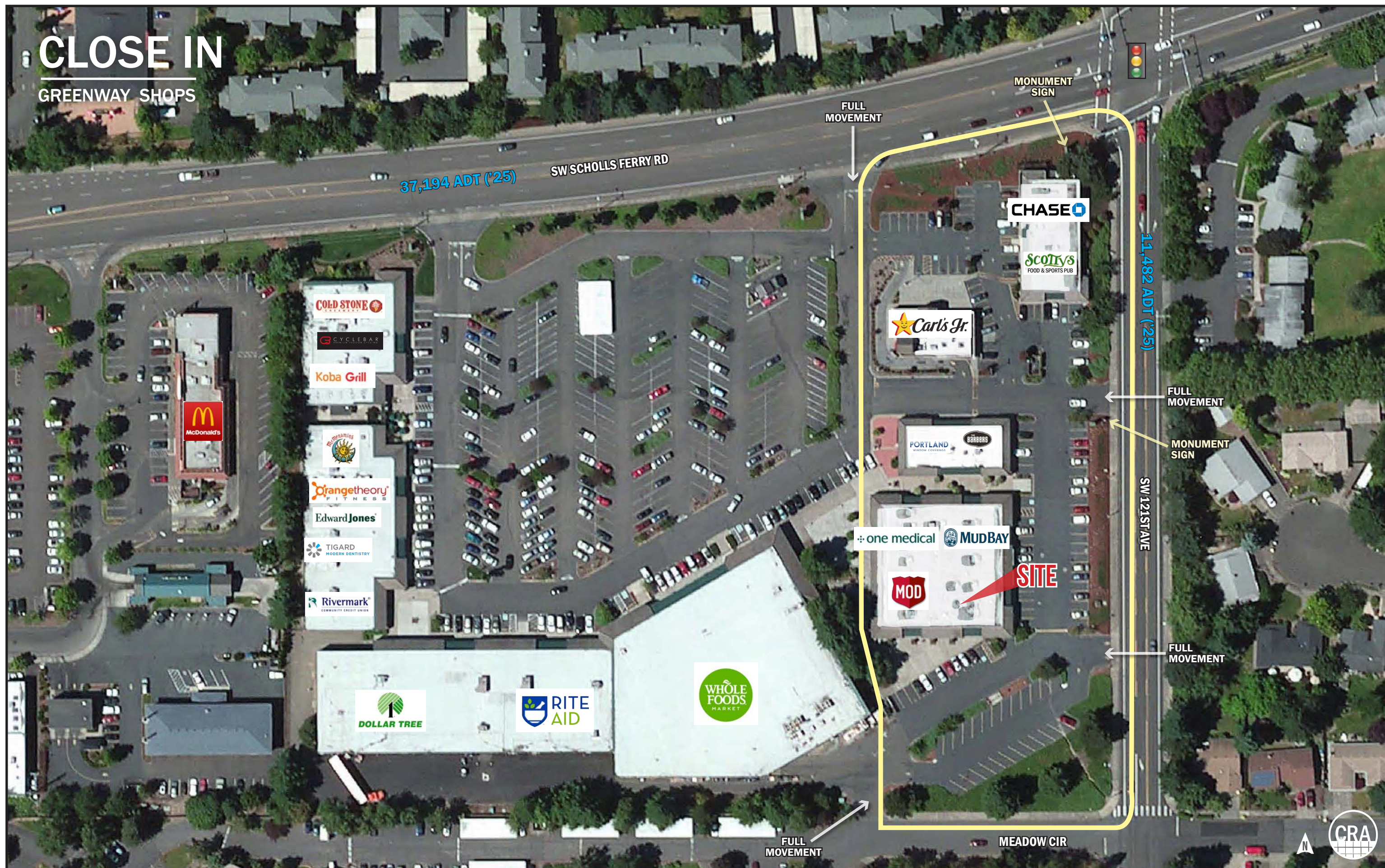
# TRADE AREA | GREENWAY SHOPS





# CLOSE IN

## GREENWAY SHOPS



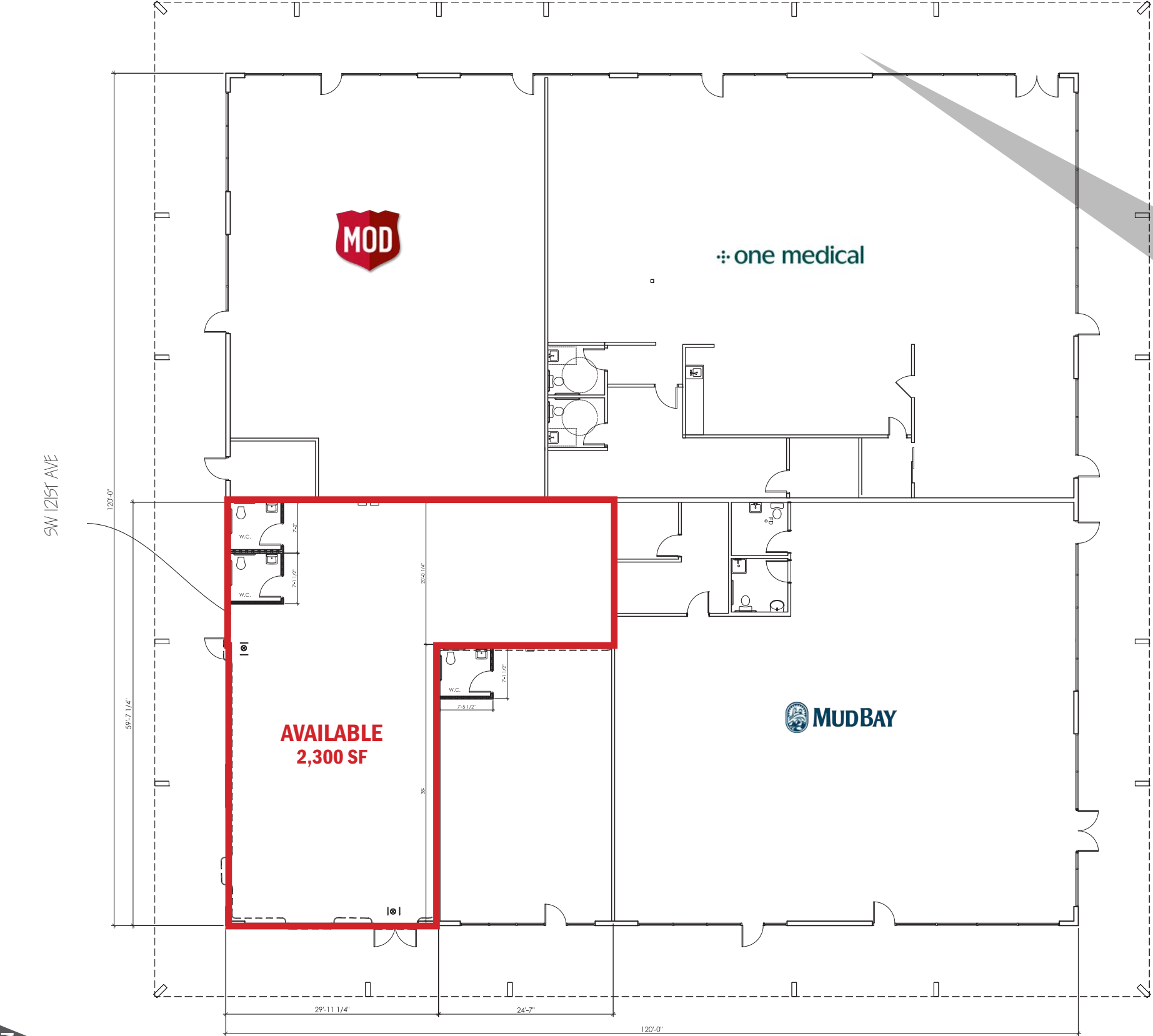


GREENWAY SHOPS | SITE PLAN & RENDERINGS





GREENWAY SHOPS | BUILDING C SITE PLAN





GREENWAY SHOPS

SW SCHOLLS FERRY RD

TIGARD, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	17,427	147,668	308,488
Estimated Households	7,402	61,058	128,170
Average HH Income	\$129,152	\$134,720	\$144,219
Median Home Value	\$553,262	\$599,414	\$621,776
Daytime Demographics 16+	12,293	103,527	242,754
Some College or Higher	80.6%	80.5%	80.0%

\$134,720

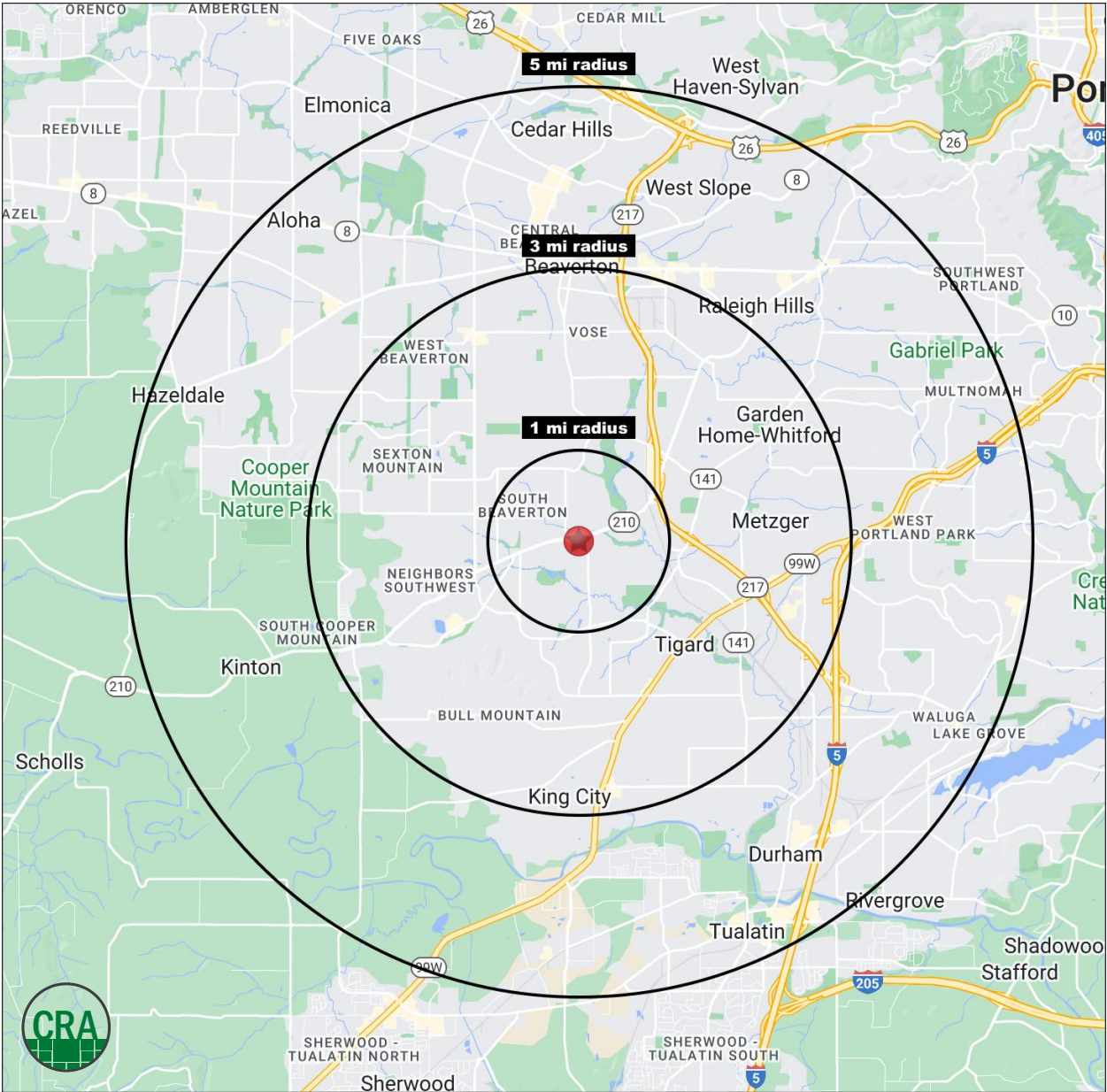
Average Household Income

3 MILE RADIUS

40

Median Age

3 MILE RADIUS





## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4431/-122.8008

Greenway Shops Portland, OR 97223	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	17,427	147,668	308,488
2030 Projected Population	16,632	145,188	301,696
2020 Census Population	17,784	145,734	306,204
2010 Census Population	16,824	133,806	282,198
Projected Annual Growth 2025 to 2030	-0.9%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2025	0.2%	0.7%	0.6%
2025 Median Age	40.0	40.2	39.9
<b>Households</b>			
2025 Estimated Households	7,402	61,058	128,170
2030 Projected Households	7,206	61,203	127,668
2020 Census Households	7,292	58,581	123,997
2010 Census Households	6,873	54,371	115,540
Projected Annual Growth 2025 to 2030	-0.5%	-	-
Historical Annual Growth 2010 to 2025	0.5%	0.8%	0.7%
<b>Race and Ethnicity</b>			
2025 Estimated White	70.9%	69.3%	69.7%
2025 Estimated Black or African American	2.7%	3.0%	3.2%
2025 Estimated Asian or Pacific Islander	10.8%	11.6%	10.7%
2025 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.7%
2025 Estimated Other Races	14.9%	15.3%	15.8%
2025 Estimated Hispanic	15.1%	15.6%	15.9%
<b>Income</b>			
2025 Estimated Average Household Income	\$129,152	\$134,720	\$144,219
2025 Estimated Median Household Income	\$108,994	\$109,360	\$112,382
2025 Estimated Per Capita Income	\$54,895	\$55,800	\$60,028
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.6%	2.3%	2.9%
2025 Estimated Some High School (Grade Level 9 to 11)	2.7%	2.8%	2.7%
2025 Estimated High School Graduate	15.2%	14.3%	14.4%
2025 Estimated Some College	22.3%	20.1%	19.1%
2025 Estimated Associates Degree Only	8.7%	8.9%	8.4%
2025 Estimated Bachelors Degree Only	35.6%	34.0%	33.2%
2025 Estimated Graduate Degree	14.0%	17.5%	19.3%
<b>Business</b>			
2025 Estimated Total Businesses	899	8,273	20,172
2025 Estimated Total Employees	7,726	60,978	154,410
2025 Estimated Employee Population per Business	8.6	7.4	7.7
2025 Estimated Residential Population per Business	19.4	17.8	15.3

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KNOWLEDGE

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EXPERIENCE



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