

# FOR SALE/LEASE

1052 Washington Way  
Longview, WA 98632

## PROPERTY DEMOGRAPHICS

<b>PRICE:</b>	\$900,000.00
<b>LEASE RATE:</b>	\$5,000 Per Month + NNN
<b>TAX ID:</b>	09493
<b>TRAFFIC:</b>	25,000+ Vehicles per day
<b>BUILDING SIZE:</b>	5,426 SQ FT
<b>AVAILABLE:</b>	5,426 SQ FT
<b>TENANTS:</b>	Vacant
<b>POPULATION:</b>	50,908 -3 Mile
<b>HOUSEHOLD:</b>	20,446 - 3 Mile
<b>AVG. INCOME:</b>	\$55,645 -3 Mile

## PROPERTY FEATURES

Hard corner drive-thru now available in highly desirable area of Longview. Shadow anchored by the Triangle Mall and is close to Lower Columbia College. This building boasts great visibility from one of Longview's busiest streets with excellent signage and plenty of parking on the side and back of the building. This location would support a variety of retail or professional businesses. Call today for your appointment.



For Further  
Information  
Please Contact  
**CHRIS ROEWE** | Broker  
**TODD WADE** | Broker  
[chrisroewe@hotmail.com](mailto:chrisroewe@hotmail.com)  
[todd@woodfordcre.com](mailto:todd@woodfordcre.com)

208 Vine St.  
KELSO WA 98626  
P 360.501.5500 F 360.501.6051  
[www.woodfordcre.com](http://www.woodfordcre.com)

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**Subject Property**