

I-5 RETAIL Centralia Exit 81

1225 Mellen Street, Centralia, Washington

FOR SALE

3.6-Acre Retail Development

EXCEPTIONAL!
I-5 Exposure and Access



PRICE: \$14.50/SF - \$2,273,832 for entire parcel

SIZE: 3.6 Acres (divisible)

LOCATION:

- ◆ Exceptional exposure to Interstate-5 with Average Daily Traffic Count of 75,000 cars
- ◆ Easy access to I-5 via Exit 81
- ◆ Located on local main arterial with 10,000 ADT

ZONING: C-I: General Commercial

USES: Suitable for General Retail, Restaurants, Hotels, Motels

**FOR MORE
INFORMATION,
PLEASE CONTACT:**

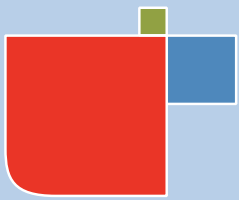
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FOR SALE

3.6-Acre Retail Development

**Excellent Freeway
Access and
Exposure**

\$14.50/SF

**Owner will consider
dividing and selling
smaller parcels**

2010 DEMOGRAPHICS

Drive Time	5 Min.	10 Min.
Est. Population	15,294	33,007
Est. Households	6,238	12,904
Avg. HH Income	48,253	53,415
Total Employees	10,536	20,768



- Centralia Outlets**
- Aeropostale
 - Bath & Body Works
 - Dress Barn
 - Famous Footwear
 - Gymboree
 - Nike
 - Toys "R" Us
 - Van Heusen
 - and more...

- Twin Cities Town Center**
- Wal-Mart
 - Home Depot
 - Super K-Mart
 - Starbucks
 - Fashion Bug
 - Michael's
 - Dollar Tree
 - Grocery Outlet
 - Walgreen's
 - Applebee's
 - Sleep Country
 - Big 5
 - Jiffy Lube

Image U.S. Geological Survey

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