

For Sale

Development Opportunity

GATEWAY FRONTAGE ON PRIME COMMERCIAL CORRIDOR



REDUCED PRICE!

A popular vacation destination, FLORENCE is conveniently located on the Oregon Coast's scenic Hwy 101 just south of the Heceta Head Lighthouse and surrounded by the beautiful Oregon Dunes. In town, recreation includes Three Rivers Casino, outlet malls, and the Sand Pines Golf Course.

Florence is consistently ranked as one of the nation's top retirement communities and was recently named the "Number One Place to Retire" by *Retirement Places Rated*.

The City of Florence has a population of approximately 8,745 and serves a broader market area of about 20,000. Florence's top employers include Three Rivers Casino, and Peace Healthy Siuslaw Regional Medical Center, a significant amenity for the area's growing retirement sector.

SALE PRICE: ~~\$750,000 (\$3.50 per square foot)~~
\$650,000 (\$3.04 per square foot)

PARCEL SIZE: 4.91 Acres

LOCATION: Highway 101, Florence, Oregon

Located 180 miles south of Portland, 55 miles west of Eugene (Oregon's second largest city and home of the University of Oregon), and 140 miles from the state Capitol, Salem.

The property is in close proximity to Fred Meyer, Dollar Tree, Bi-Mart, Sand Pines Golf Course, and the Oregon Dunes Recreational Area. Directly across the Highway is an approved mixed-use project known as Cannery Row.

For more information contact:

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CUSHMAN & WAKEFIELD®

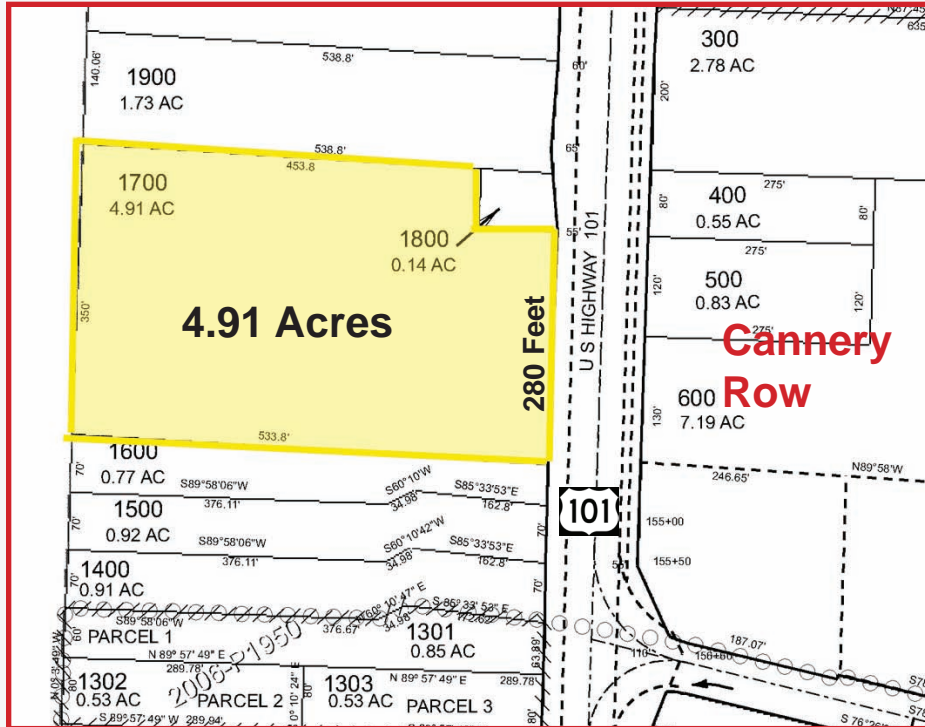
**For Sale
LAND**

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Highway 101, Florence, Oregon

HIGHLIGHTS



Excellent location in close proximity to Fred Meyer, Dollar Tree, Bi-Mart, Sand Pines Golf Course, and the Oregon Dunes Recreational Area.

Parcel Size: 4.91 Acres

Frontage: Approximately 280 lineal feet on Hwy 101

Zoning: North Commercial Node - allows for a wide range of uses including, but not limited to, retail, commercial, office, hospitality, and multi-family residential, senior living as part of a mixed-use planned unit development (PUD)

Permitted Bldg Height: 38 Feet

Other: Pro-growth, business-friendly City government. The area includes significant geographic barriers that will preclude excess commercial development land.

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