

**For Sale or Lease
RETAIL**

**11703 NE GLENN WIDING DR.
Portland, OR 97220**

FORMER BEST BUY – CLOSE TO CASCADE STATION AND PDX



- Location/Access:** Near intersection of I-205 and Airport Way
Less than ¼ mile to Cascade Station
- Available Space:** Approximately 35,360 SF on 3.55 acres
- Lease Rate:** \$12.00 per SF NNN
- Traffic Count:** 135,600 at I-205 and Airport Way
- Parking:** 5/1,000 (187 total)
- Built:** 1997
- Zoning:** EG2 (General Employment)
- Property Taxes:** \$89,275 (2011)
- Available for Sale at:** \$4,650,000 (\$131.50 per SF)

For more information and inspection please contact:

ANNE HECHT
503.279.1728
anne.hecht@cushwake.com

JIM LEWIS
503.279.1743
jim.lewis@cushwake.com



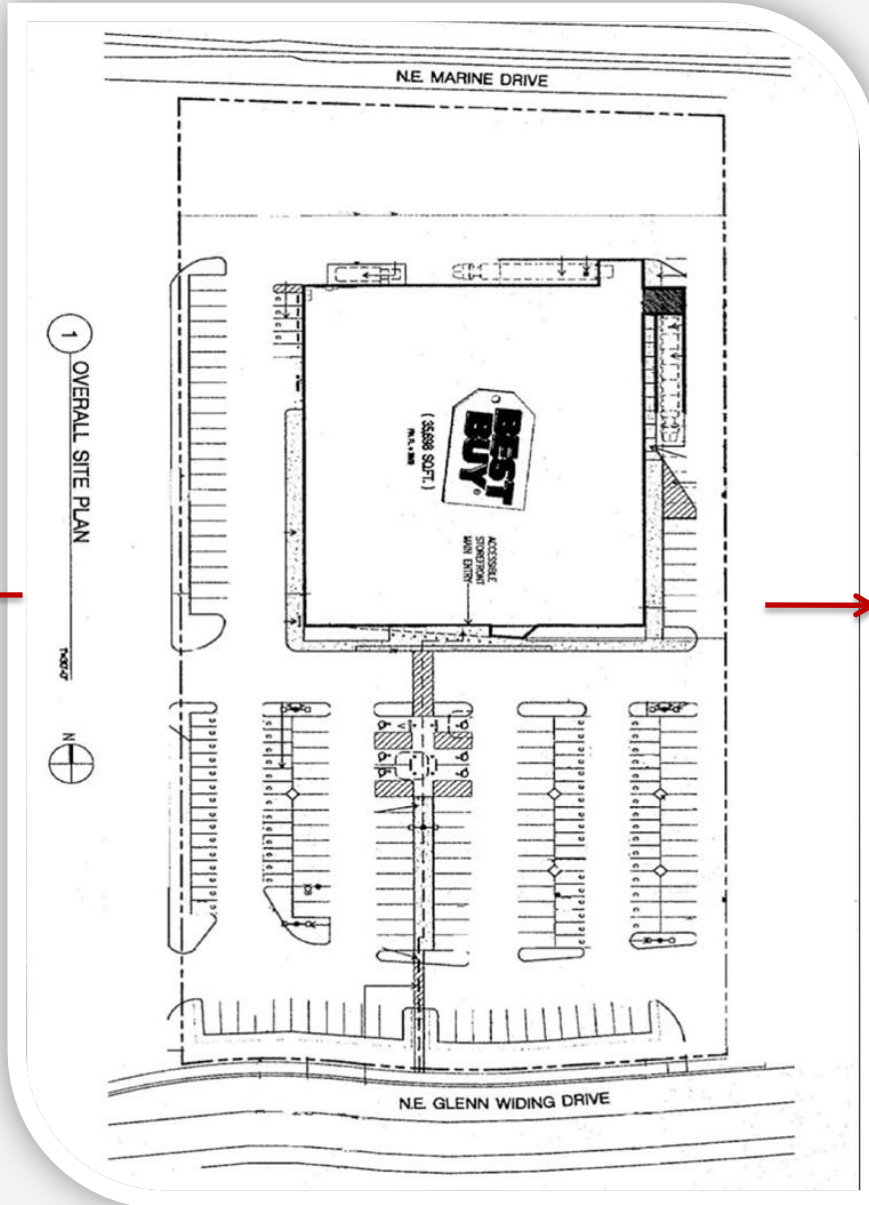
200 SW Market, Suite 200 | Portland, OR 97201
503-279-1700 Phone | 503-279-1790 Fax
www.cushwake.com

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SITE PLAN



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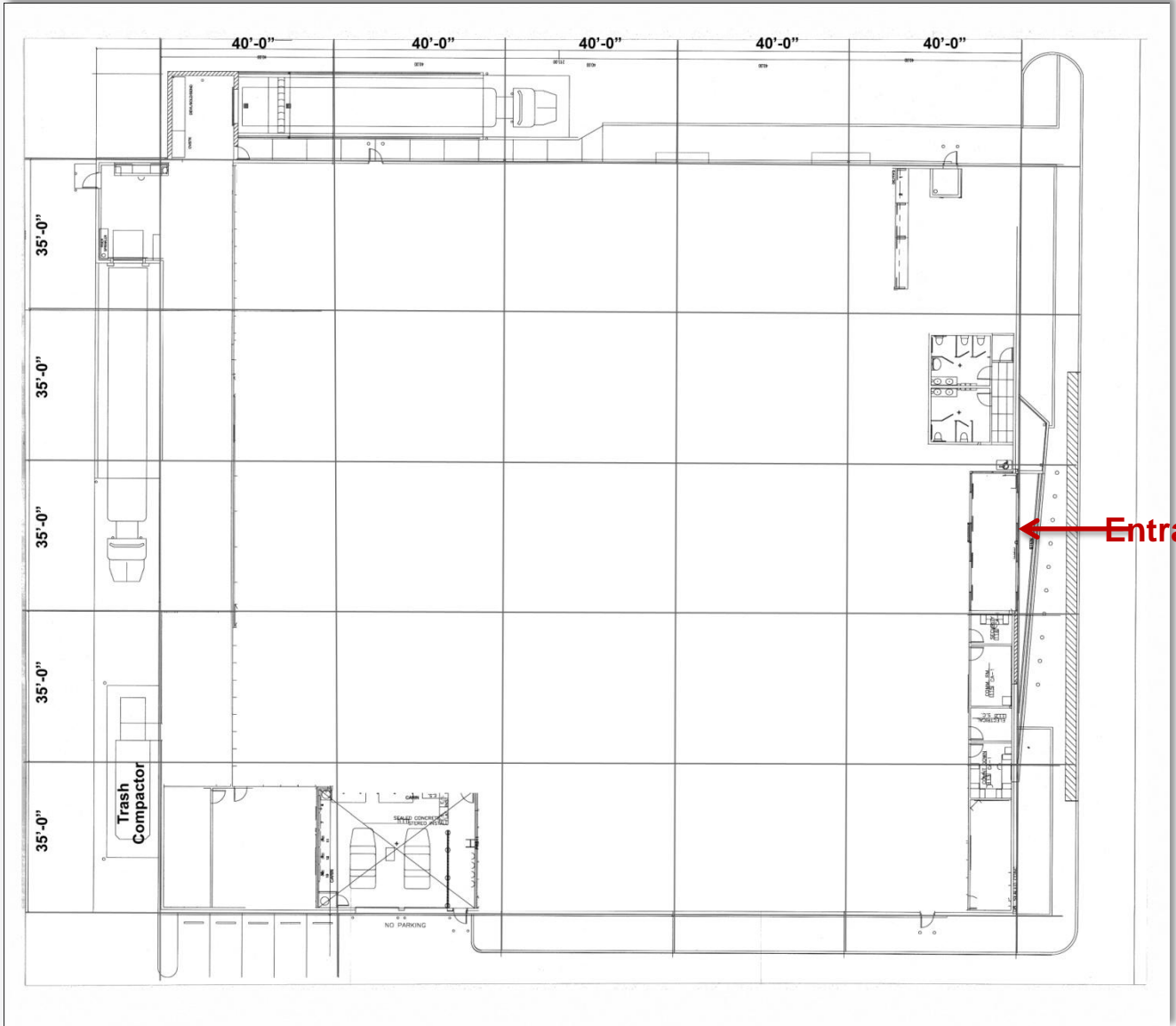
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FLOOR PLAN



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RETAIL COMPETITION MAP



DEMOGRAPHICS	1 mile	3 mile	5 mile	7 mile
2010 Est. Total Population	1,829	71,052	289,164	613,359
Daytime Population	14,325	30,664	126,414	314,549
Median Household Income	\$35,313	\$51,611	\$53,201	\$50,479
Average Household Income	\$45,228	\$63,954	\$65,370	\$62,811

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