



For Lease



445-485 NE Burnside Road, Gresham, OR 97030

- Two On-Site Buildings, Building #1 6000 SF , Building #2 9500 SF
- Owner in Process of Complete Center Renovation.
- Great for Medical Professional Office, Service or Retail uses.
- Visibility to NE Burnside, a Major East West Traffic Corridor (27,792 daily, MPSI 2010)
- ½ Block off Signalized Intersection of NE Kelly Avenue and NE Burnside Road
- Good On-Site Parking
- Entrances from both NE Burnside Rd. and Kelly Ave.
- In The Area: Goodwill, Auto Zone, Tonkin Hyundai, Les Schwab Tire, Wendy's, Arby's, and Gresham High School
- \$15.00 per SF Plus NNN and Metered Utilities

Contact: **Martin Stone, CCIM; Sue O'Halloran, Principal Broker**

(503) 661-8000

Fax (503) 661-7400

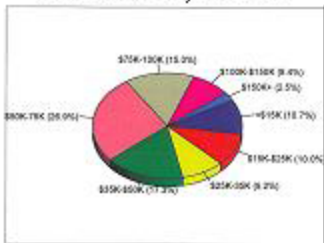
www.KMO-Real-Estate.com

Email : Martin@KMO-Real-Estate.com; Sue@kmorealestate.com

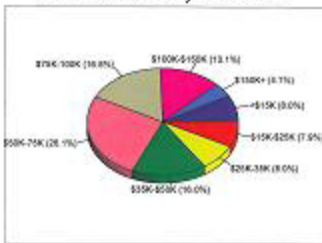
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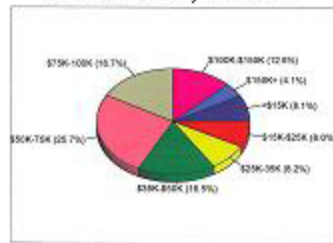
2010 Households by Income 1 MI



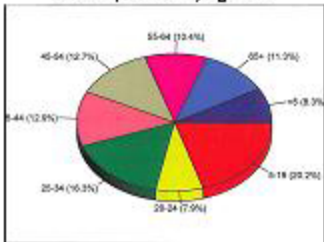
2010 Households by Income 3 MI



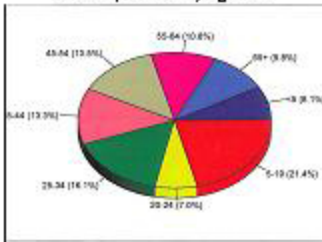
2010 Households by Income 5 MI



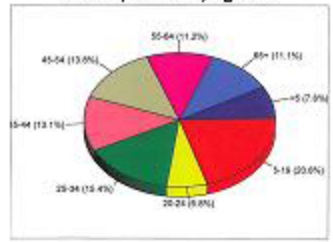
2010 Population by Age 1 MI



2010 Population by Age 3 MI



2010 Population by Age 5 MI



1 MILE 3 MILE 5 MILE

POPULATION	16,704	121,348	185,552
AVERAGE HOUSEHOLD INCOME	\$59,531	\$67,306	\$67,375