

FOR SALE >

Walmart Anchored Retail Land

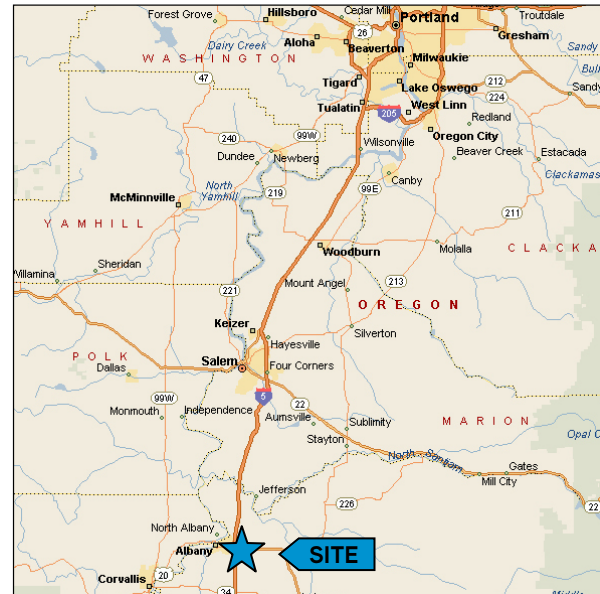
HIGHWAY 20 & GOLDFISH FARM ROAD SE ALBANY, OREGON 97322



\$2,750,000 (\$12.38/SF)

Investment Highlights

- > 5.10 Fully Improved Acres
- > All offsite improvements in place
- > Shared entrance road
- > 835 Feet of Hwy 20 frontage
- > 3 Sanitary + 3 water connections at property line
- > Existing pylon signage with 8 tenant spaces

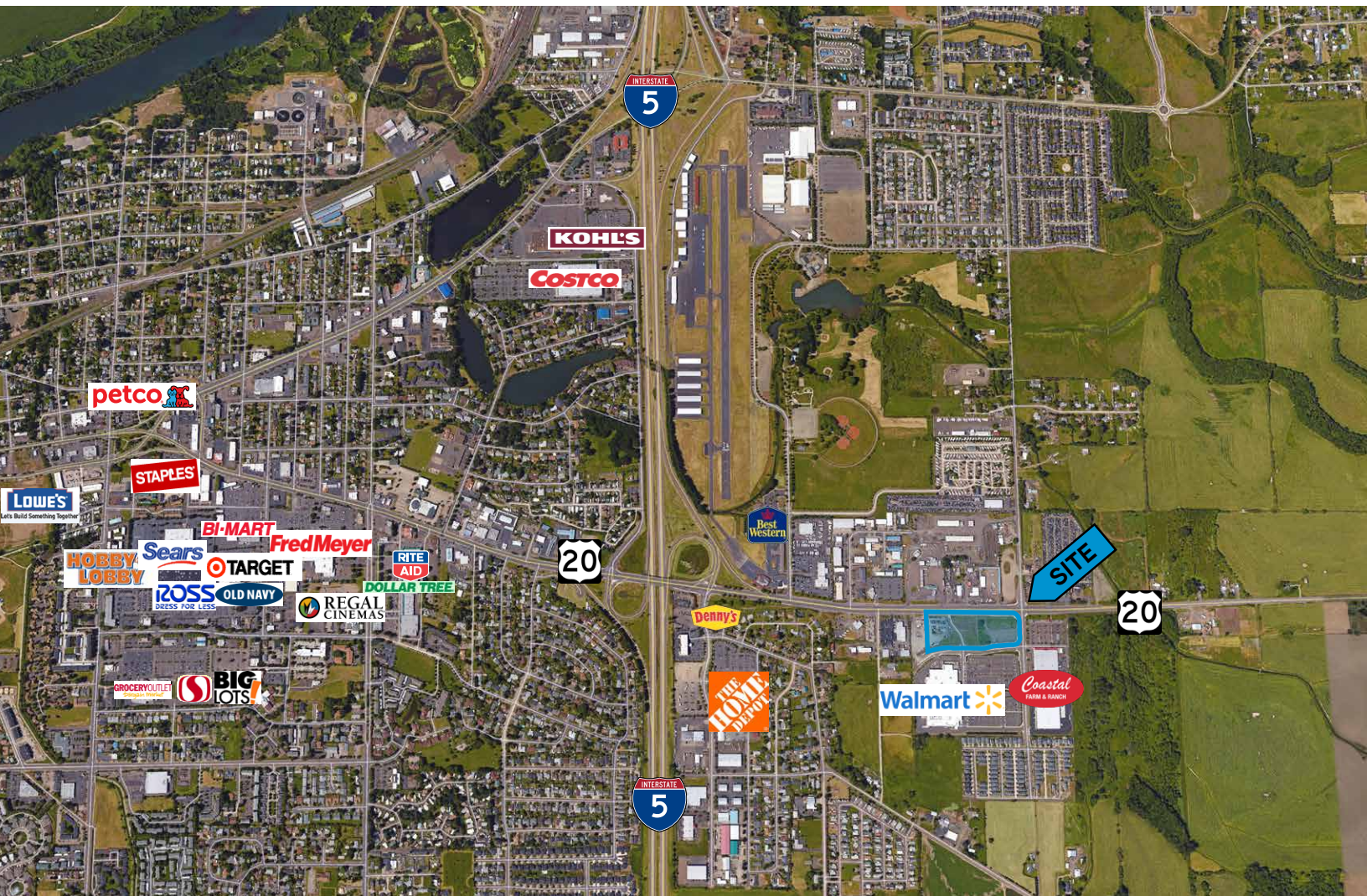


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Albany's Hwy 20 Regional Retail Corridor

Superb Anchored Strip Development



Demographics	3 Miles	5 Miles	10 Miles
2016 Population Estimate	39,797	56,632	92,248
Median Household Income	\$39,934	\$46,703	\$48,062
# of Households	15,706	22,198	36,109
Est. Population Growth (2016-2021)	2.88%	2.84%	2.68%

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