



**FOR LEASE
FOR SALE
BUILD-TO-SUIT**

646 Harrison Avenue
Centralia, WA



11621 97th Lane NE, Kirkland, WA 98034
425.822.5522 | fwp-inc.com

HARRISON AVENUE PAD

Steve Erickson | Jake Thurber

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HARRISON AVENUE PAD

Centralia, WA

PROPERTY HIGHLIGHTS

AVAILABLE

17,000+ SF parcel

Can accommodate 1,200 - 3,000+ SF building

Sale price: \$315,000

Call for leasing rates

FEATURES

- Drive-thru available
- Easy access to I-5
- Pylon sign available
- Moments from the Centralia Outlets

DEMOGRAPHICS

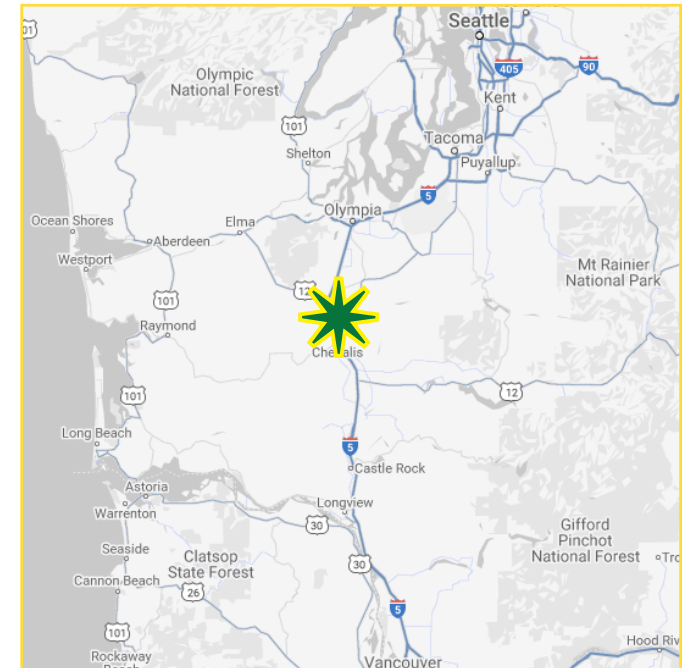
	Population	Average HH Income	Daytime Population
Mile 1	8,944	\$61,704	4,016
Mile 3	24,470	\$65,026	9,960
Mile 5	32,404	\$69,158	15,190

Regis - 2023

NEIGHBORING TENANTS

- AutoZone
- Dutch Bros Coffee
- Dairy Queen
- Pizza Hut
- Anytime Fitness
- Wendy's
- Burgerville
- Centralia Goodwill
- New Balance Factory Store
- Nike Clearance Store
- Bath & Body Works
- Gap Factory
- Jimmy John's
- Quality Inn

CENTRALIA, WA is located on Interstate 5, the West Coast's major trade corridor. Centralia is well positioned between Portland and Seattle and is a strategic business "hub." Centralia is the largest city in Lewis County with over 17,000 residents. Its close proximity to Seattle and Portland and their international airports, as well as the deep water Port of Grays Harbor, make it easy to move goods in and out of the community. Companies have chosen to locate in Centralia for the quality of life, location on the I-5 corridor, a lower cost of doing business, and workforce development programs.



CONTACTS



Steve Erickson
425-822-5522
serickson@fwp-inc.com



Jake Thurber
425-250-3277
jthurber@fwp-inc.com

