

LEASE

1710 SOUTH GOLD STREET

1710 South Gold Street Centralia, WA 98531



LEASE RATE \$12.00 SF/YR

Terry Wilson

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Spencer Ingram

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**COLDWELL BANKER
COMMERCIAL**
EVERGREEN OLYMPIC
REALTY, INC.

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PROPERTY DESCRIPTION

Suite 1710 available right off South Gold street. The space is 5,860 square feet with a loading dock. The suite also comes with an exclusive pylon signage on South Gold Street. Please contact listing broker for additional information. Tax iD #: 003682027000; 003682031000; 003682040001

PROPERTY HIGHLIGHTS

- New store fronts, LED lighting
- Exterior renovations are completed; signage upgrades, new facades and landscaping!
- Join Domino's Pizza, State Farm and Allstate
- Turnkey packages available
- Reserve your space before rates increase!

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	5,860 SF
Building Size:	37,890 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	719	3,349	8,237
Total Population	1,921	7,950	19,280
Average HH Income	\$50,867	\$57,760	\$59,113

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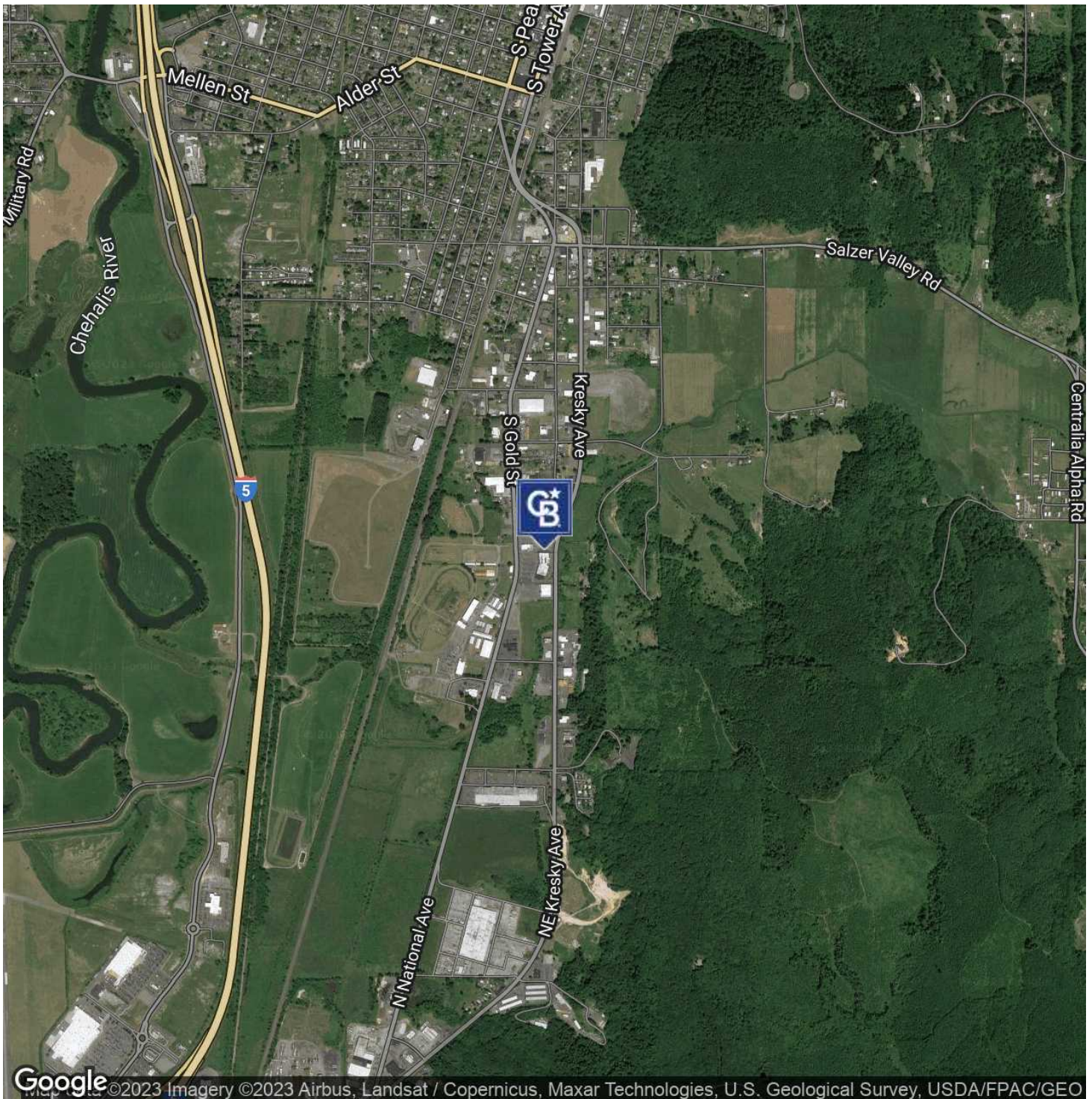


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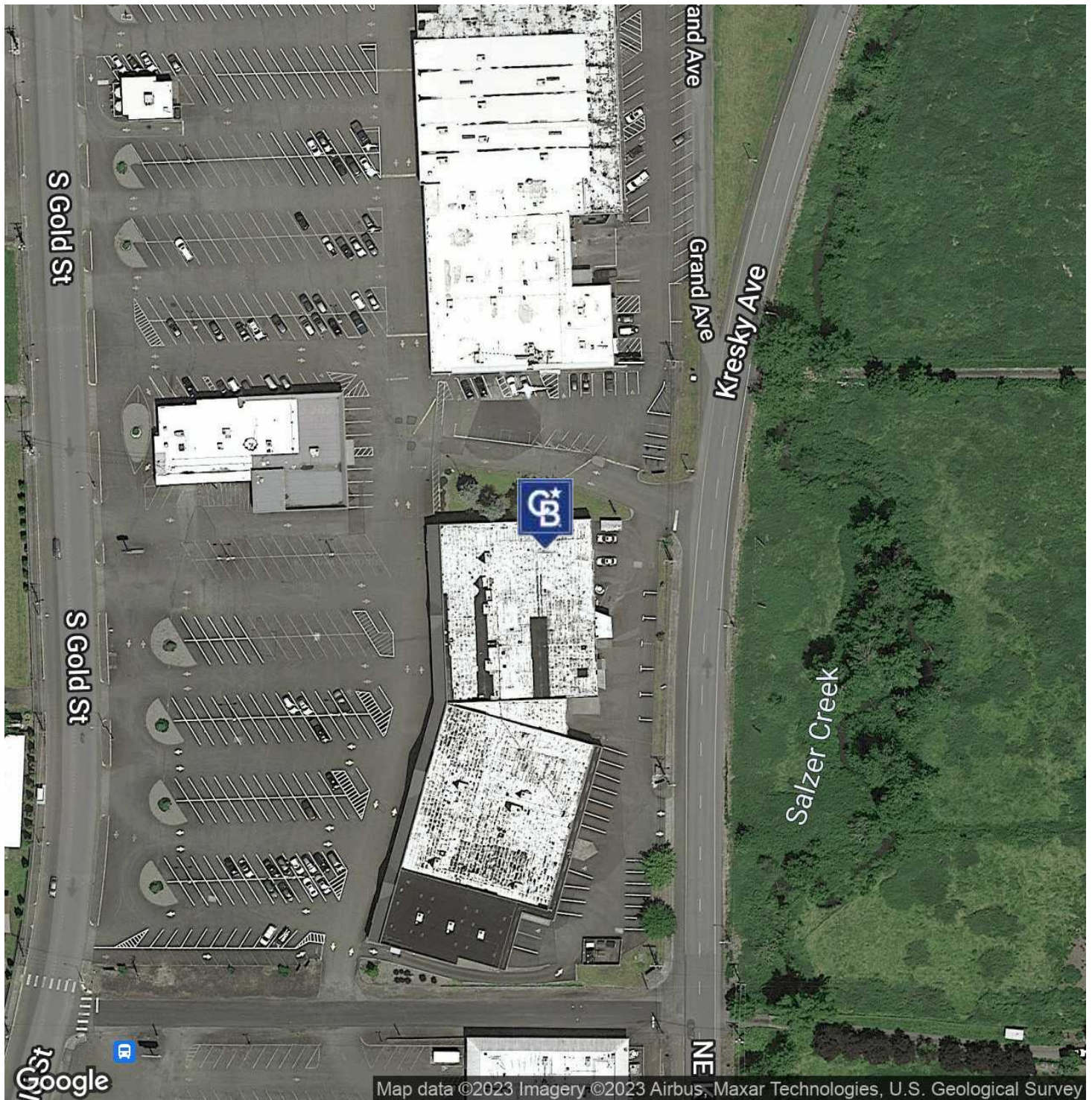


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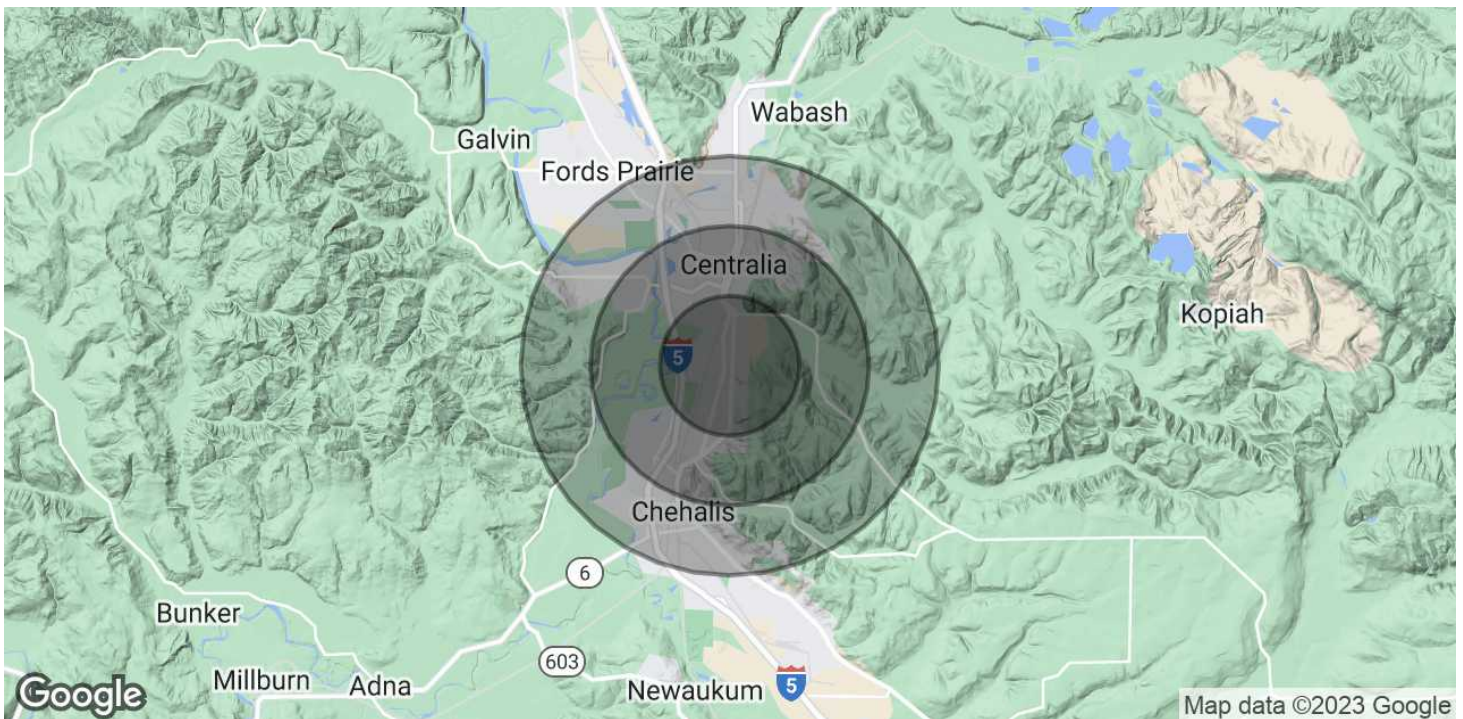


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,921	7,950	19,280
Average Age	29.9	36.3	38.9
Average Age (Male)	24.6	34	36.6
Average Age (Female)	33.6	39	40.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	719	3,349	8,237
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$50,867	\$57,760	\$59,113
Average House Value	\$185,647	\$188,639	\$193,603

* Demographic data derived from 2020 ACS - US Census

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