

# Retail Opportunity

Retail building and overflow lots available

217 West Main Street  
Centralia, WA 98531  
[www.cbre.com](http://www.cbre.com)



## Retail Opportunity

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# Flexible Retail Space

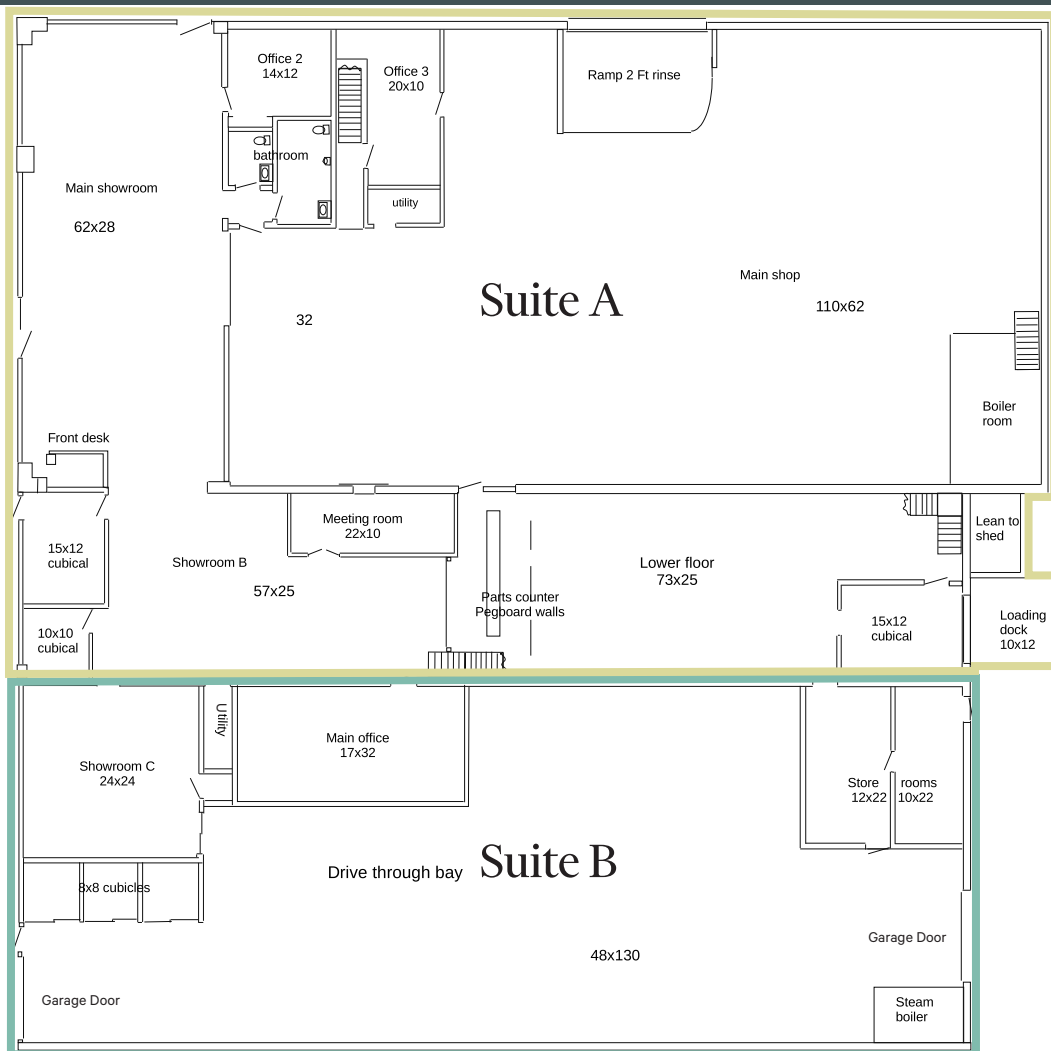
Discover a prime commercial opportunity in this versatile building, formerly an automotive dealership, strategically located near a spacious storage lot. Zoned C-3, this property is ideal for a variety of businesses, including auto sales, service and repair, medical facilities, restaurants, breweries, and churches. With flexible leasing options available, the space can be leased in its entirety or demised into two separate units to suit your needs.

Located in Centralia, Washington, a vibrant city known for its rich history and welcoming community. Located just one mile from Interstate 5, this prime property offers unparalleled convenience for commuters and visitors alike. Enjoy easy access to local attractions, shopping, and dining while experiencing the serene beauty of the Pacific Northwest. This ideal location is perfect for families and professionals seeking a peaceful retreat without sacrificing accessibility. Take advantage of this exceptional location to establish your business in a thriving community. Don't miss out on the potential for growth and visibility—contact us today to schedule a viewing!

# Retail Building

## Bullet Heading

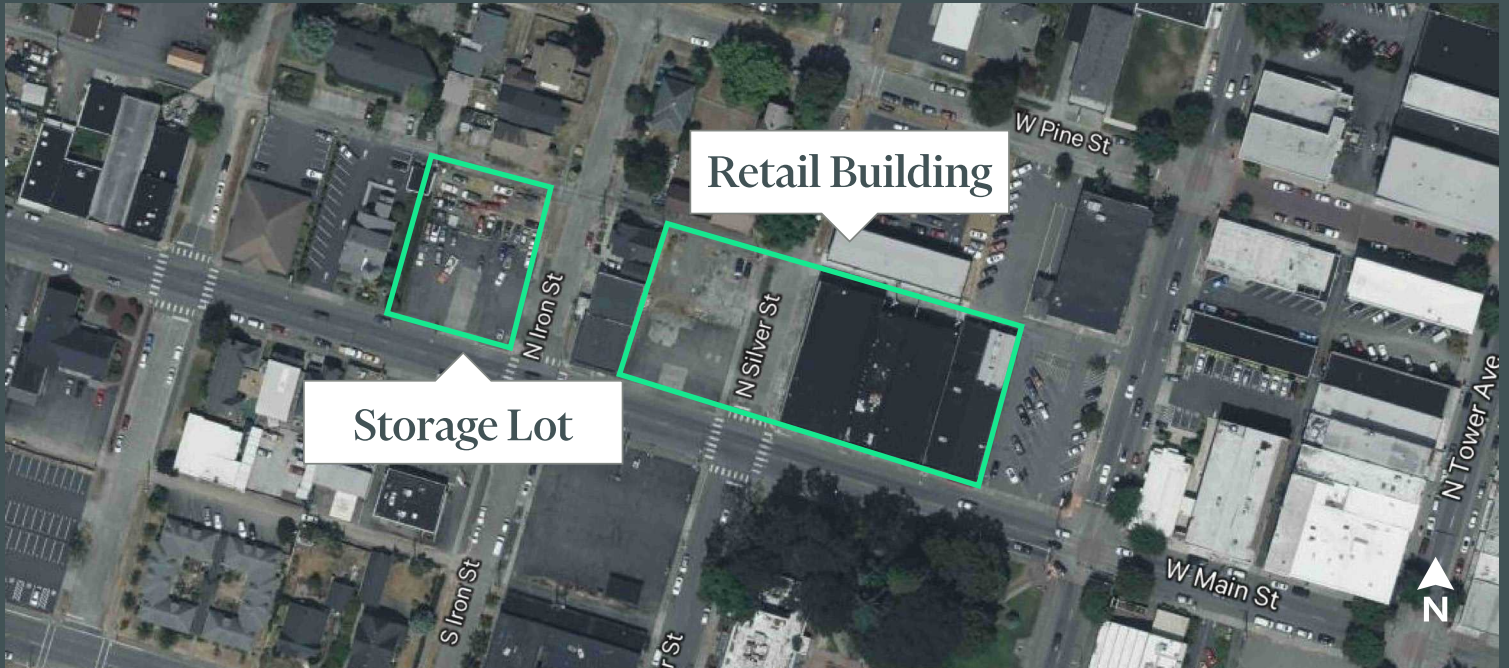
- + 18,560 SF
  - Available as a whole or demisable
  - Suite A: 12,006 SF
  - Suite B: 6,240 SF
- + 13,350 SF parking lot
- + \$0.50 PSF + NNN/\$6 PSF per year
- + Retail showroom
- + Partially paved parking lot
- + Zoned C-3, City of Centralia
- + Available now



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# For Lease



## Additional Storage Lot

- + 15,400 SF
- + \$0.10 PSF + NNN
- + Partially Fenced
- + Zoned C-3, City of Centralia

Demographics	1 Mile	3 Miles	5 Miles
Population	9,293	22,781	32,773
Average Household Income	\$78,090	\$76,416	\$78,800
Number of Households	3,609	8,752	12,544

Source: ESRI 2022

## Contact Us

**Leon Titus**  
 Associate  
 +1 253 596 0042  
 leon.titus@cbre.com

**CBRE, Inc.**  
 710 Market Street  
 Tacoma, WA 98402

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