



**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

© First Western Properties, Inc. **DISCLAIMER:**  
The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.



# 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

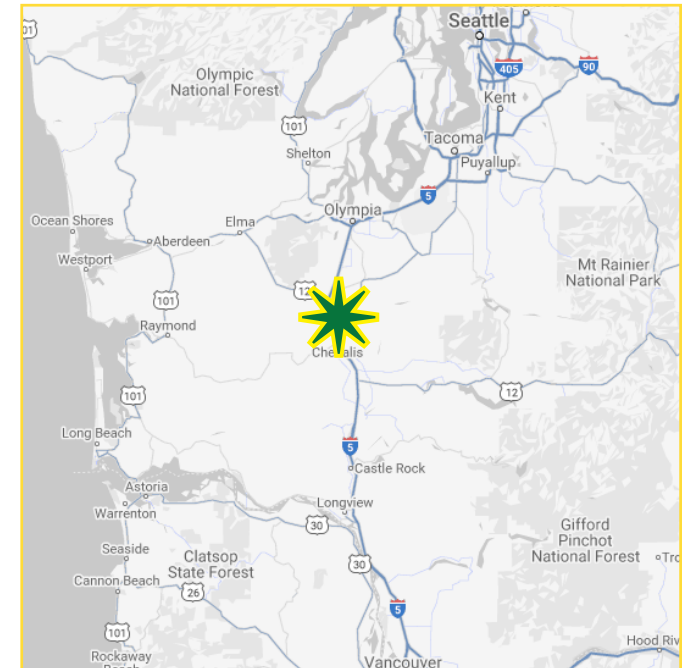
	Population	Average HH Income	Daytime Population
Mile 1	8,944	\$61,704	4,016
Mile 3	24,470	\$65,026	9,960
Mile 5	32,404	\$69,158	15,190

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.



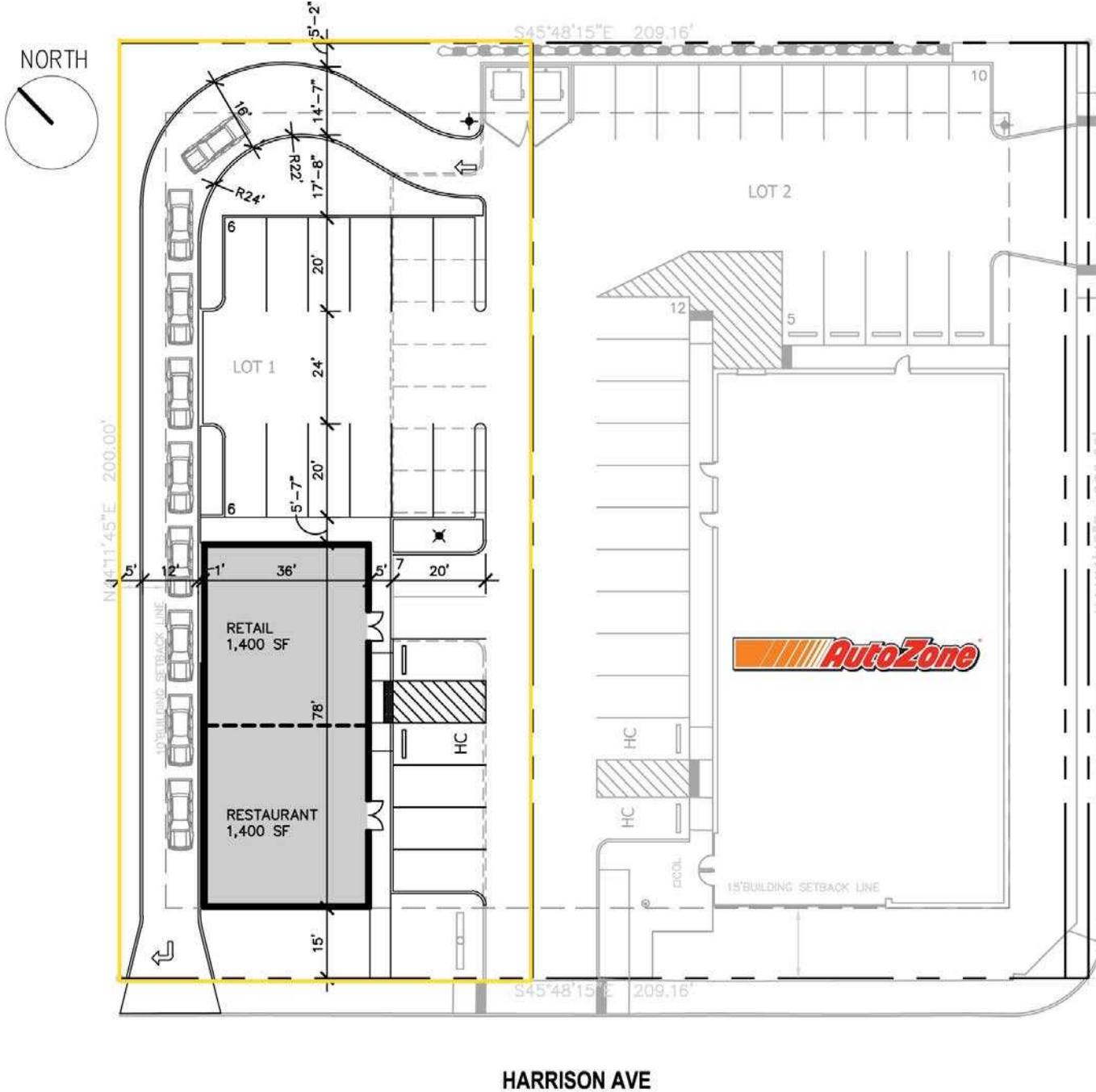
### CONTACTS



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



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



**E BRIDGE ST**

**HARRISON AVE**

