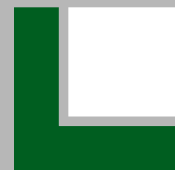


RETAIL PROPERTY | FOR LEASE

CHERRY AVENUE PROFESSIONAL BUILDING

3733 & 3737 Cherry Ave NE, Keizer, OR 97303



PROPERTY SUMMARY

Available SF: 505 - 655 SF

Lease Rate: \$1.25 SF/month (MG)

Lot Size: 0.29 Acres

Year Built: 1979

Building Size: 3,005

Zoning: CR

Traffic Count: 16,948

PROPERTY OVERVIEW

The Cherry Avenue Professional Building includes two buildings with five office suites featuring private bathrooms and entry. Located at the south end of Keizer, this location offers convenient I-5 access via the Salem Parkway and is located close to restaurants and retail.

PROPERTY HIGHLIGHTS

- Under new ownership/management
- \$1.25 sq/ft - Modified Gross Lease
- Off street parking lot with 14 parking spaces
- Located on the north end of Keizer with easy I-5 access via the Salem Parkway
- Cherry Ave street frontage property boasting traffic counts of 16,948



AJ NASH
PRINCIPAL BROKER

503.390.1375

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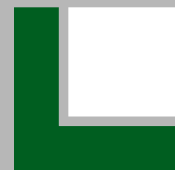
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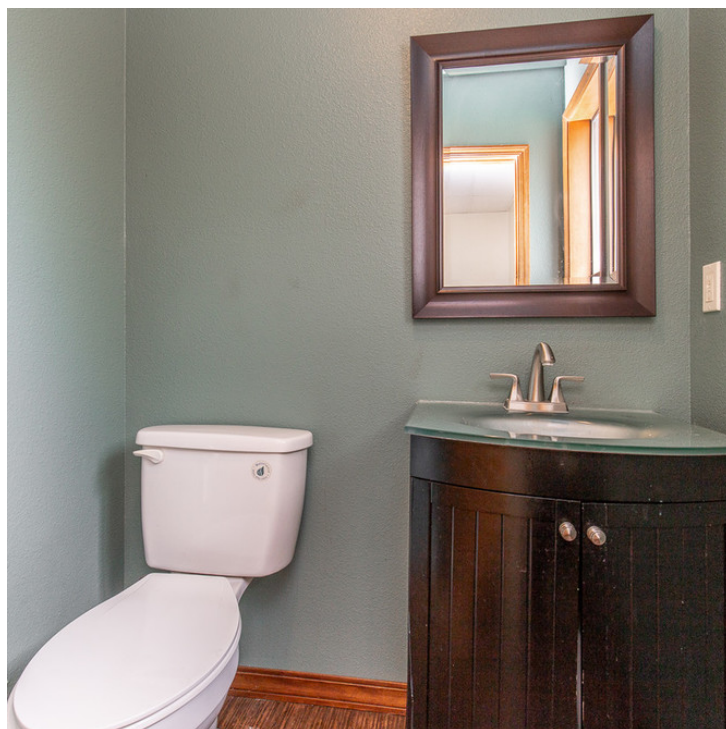
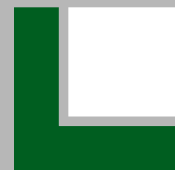
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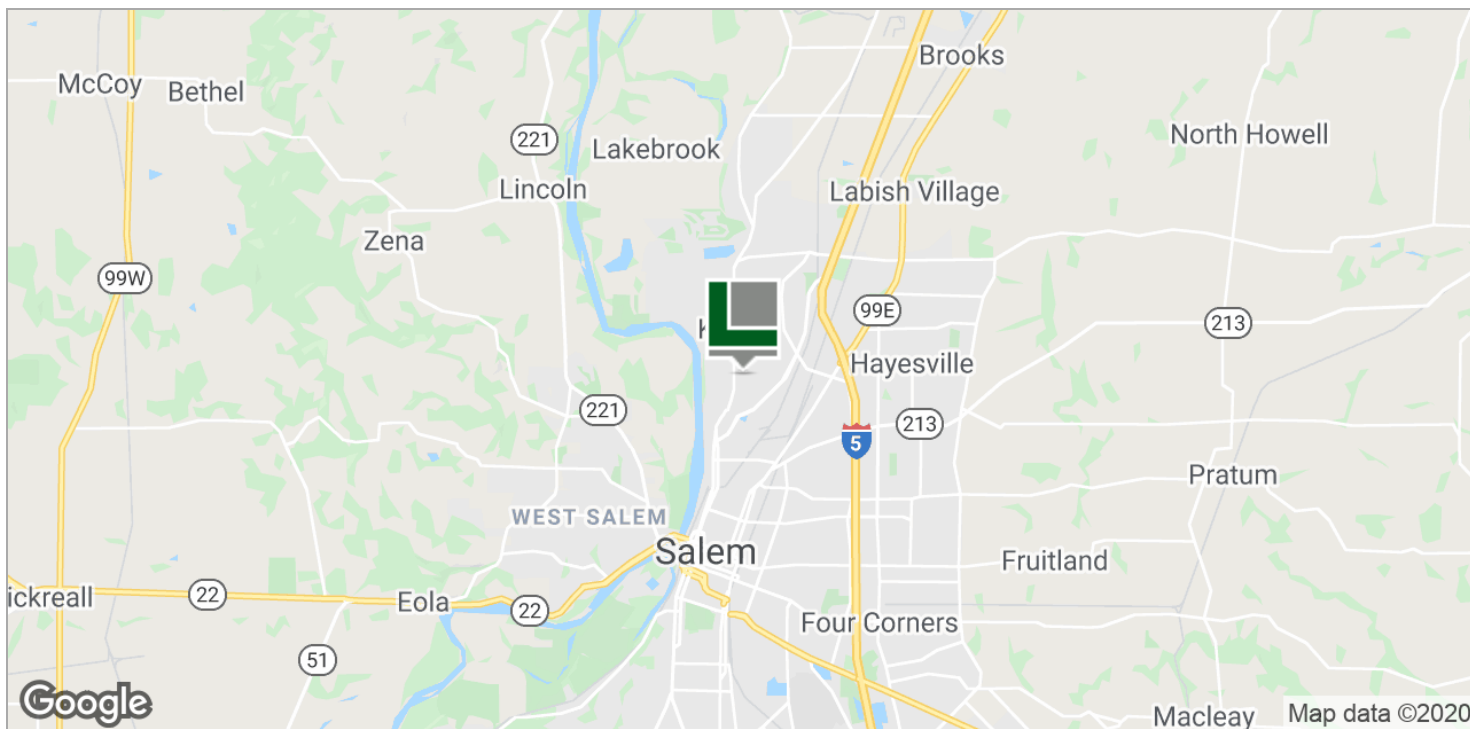
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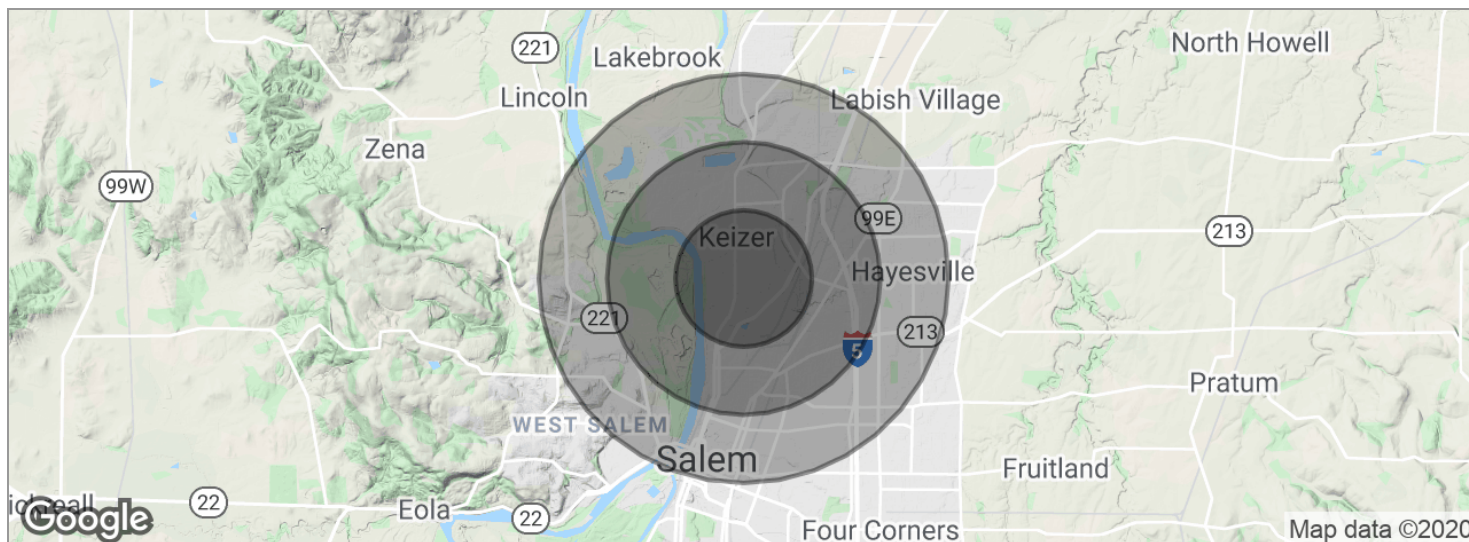
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CHERRY AVENUE PROFESSIONAL BUILDING

3733 & 3737 Cherry Ave NE, Keizer, OR 97303



POPULATION

1 MILE

2 MILES

3 MILES

Total population	13,592	46,660	100,678
Median age	33.5	32.3	33.3
Median age (Male)	32.6	31.1	32.1
Median age (Female)	34.2	33.8	34.8

HOUSEHOLDS & INCOME

1 MILE

2 MILES

3 MILES

Total households	5,056	17,321	36,852
# of persons per HH	2.7	2.7	2.7
Average HH income	\$48,825	\$50,779	\$53,108
Average house value	\$204,921	\$201,542	\$207,210

* Demographic data derived from 2010 US Census

