

FOR SALE

4385 HWY 101 | Florence, OR



Offering Summary

| | |
|----------------|-----------------------------|
| Offering Price | \$2,990,000 |
| Building Size | 13,726 SF (three buildings) |
| Lot Size | 2.61 AC (two tax lots) |
| Zoning | HC (Highway Commercial) |
| Parking | 33 (1 ADA) |
| ADT | 29,618 |

Property and Business

Own your own lumber and building supply business on the Oregon Coast!

This family-owned business has been in business since 2000. A solid clientele of contractors and the weekend handyman provide consistently increasing sales.

2.61 acres on two tax lots provides good vehicular circulation and room to expand or partition and develop.

Located on the North end of Florence where city growth is occurring.



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243 SW Scalehouse Lp
Suite 1B
Bend, OR 97702
NAICascade.com

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Highlights

- Highway 101 frontage and monument signage
- Nearly 30,000 cars pass by daily
- 5,566 SF retail/office building remodeled in 2020
- 7,200 SF Nucor metal warehouse built in 2020
- 960 SF pole barn
- Fenced yard
- Inventory included (wood products, building supplies, trucks and forklifts)
- Furniture, fixtures, and equipment included
- Annual sales of \$3,900,000
(2021 sales, financials available with signed NDA)



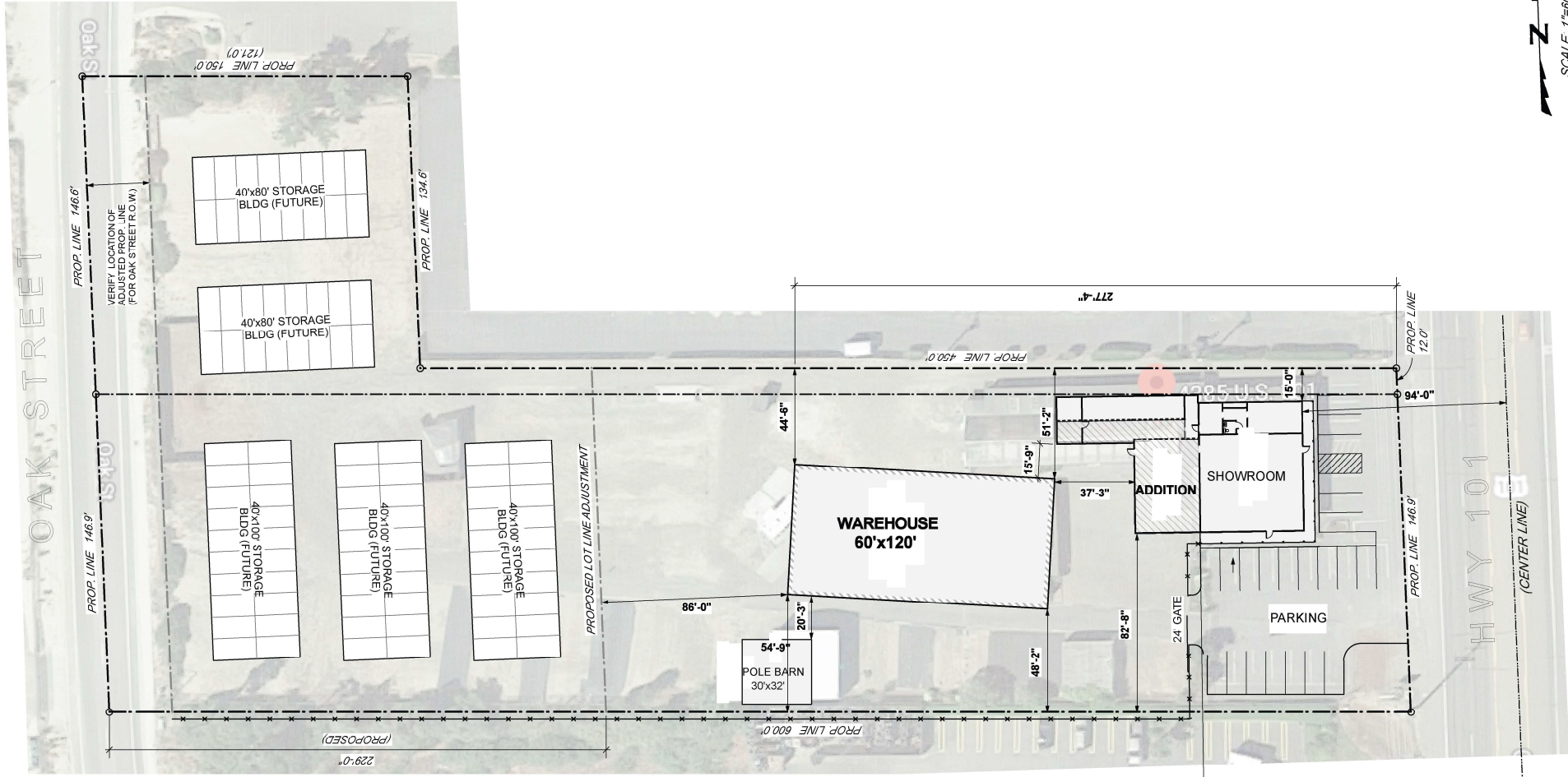
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SITE PLAN
4385 HWY 101 • FLORENCE, OR

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DEMOGRAPHIC SUMMARY

4385 Highway 101, Florence, Oregon, 97439

Drive time of 15 minutes

KEY FACTS

13,150

Population

61.9

Median Age



6,361

Households

\$40,826

Median Disposable Income

BUSINESS

620



5,120



INCOME



\$50,786

Median Household Income



\$37,297

Per Capita Income



\$152,173

Median Net Worth

EDUCATION

8%

No High School Diploma



30%
High School Graduate



38%
Some College



24%
Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



\$1,688

Apparel & Services



\$143
Computers & Hardware



\$5,846
Health Care

EMPLOYMENT



63%

White Collar



21%

Blue Collar

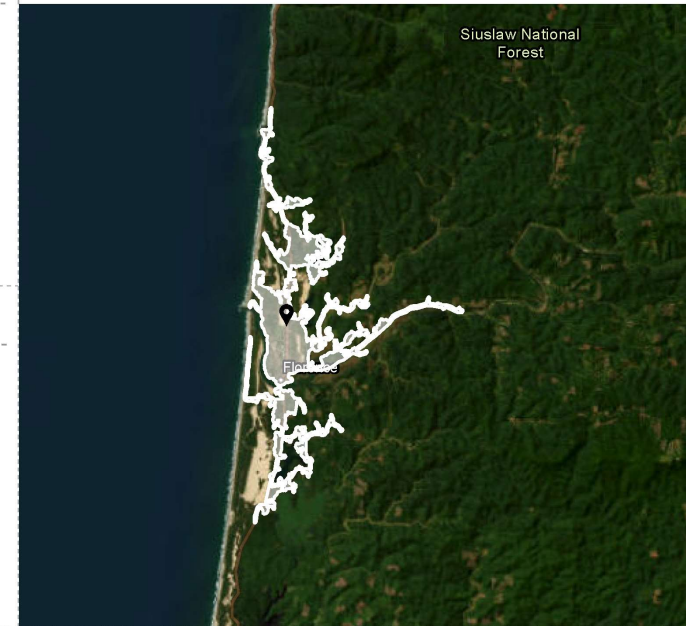


16%

Services


6.2%

Unemployment Rate



This infographic contains data provided by Esri. The vintage of the data is 2022, 2027.

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FOR LEASE

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Florence, Oregon

Florence is located on Oregon's Central Coast in the heart of recreation paradise with limitless opportunities for hiking, fishing, etc. It is a business-friendly and charming community almost surrounded by water- the Pacific Ocean, the Siuslaw River, and dozens of beautiful lakes which draw visitors from around the world.

In addition to the beautiful Historic Old Town District on the Siuslaw River waterfront, Florence boasts a 500-seat event center, local theater groups, state of the art movie theater and excellent restaurants. Florence is also home to a well-planned industrial park, diverse economy and well-educated and versatile workforce.

Florence is an economic location for essential food items, power that is generated regionally from abundant natural resources, and a high quality infrastructure.

Tourism is Florence's biggest employment sector. Combined tourism-related industries make up 26% of employment. The top four employers are the Three Rivers Casino Resort, Peace Harbor Medical Center, Driftwood Shores Resort and Fred Meyer.

Florence has a large post-retirement "returnment" community that is highly educated and extremely experienced. Locational advantages and unique resources attract skilled talent whose salaries go far on a low cost of living, social amenities and easy outdoor access.

<https://www.florencebusiness.org/>



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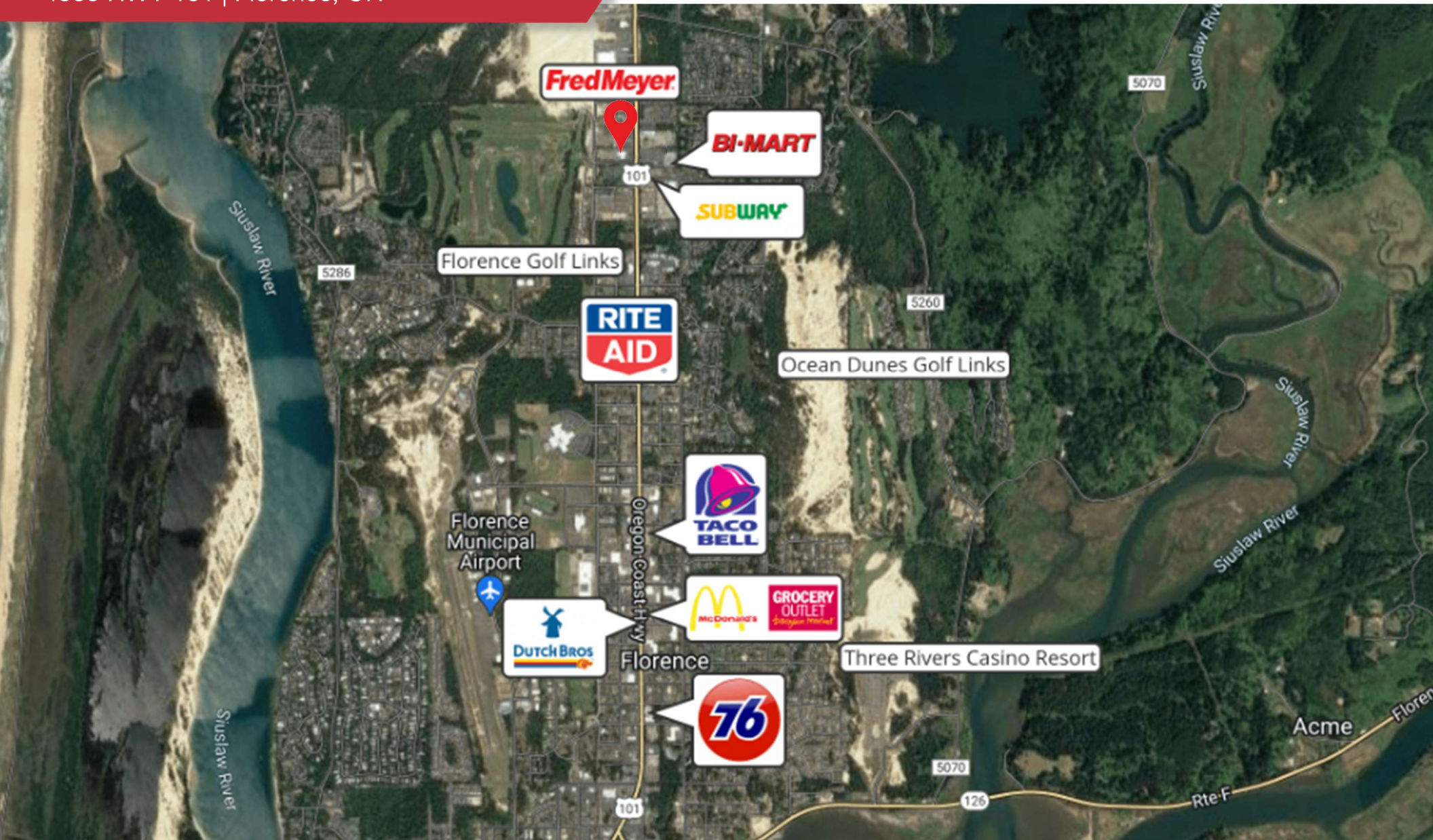
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