

RETAIL FOR LEASE

MISSISSIPPI 2ND GEN BAR OR DELI OPPORTUNITY

4326 N Mississippi Ave, Portland, OR 97217



OFFERING SUMMARY

AVAILABLE SF:	288 SF
LEASE RATE:	\$1,550/Mo/MG
LOT SIZE:	0.11 Acres
BUILDING SIZE:	13,204 SF
ZONING:	CM2
MARKET:	Portland

PROPERTY OVERVIEW

Located on trendy N. Mississippi Avenue, this turnkey bar is \$1,550/mo plus utilities. This opportunity includes all necessary bar equipment. The lease space is on the ground floor of a four story apartment building, creating the perfect built-in clientele.

PROPERTY HIGHLIGHTS

- Two blocks from I-5, near I-405, and in close proximity to Hwy 99E
- Located on one of the most popular streets in Portland
- Minutes from downtown Portland
- 15 minutes from the Portland Airport
- \$1,550/mo + Utilities and includes bar equipment
- Equipment includes Grease interceptor, hand washing sink, bar and under counter coolers

kw PORTLAND
PREMIERE
KELLERWILLIAMS, REALTY
16365 Boones Ferry Rd, Lake Oswego, OR 97035
Each Office Independently Owned and Operated

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PROPERTY PHOTOS

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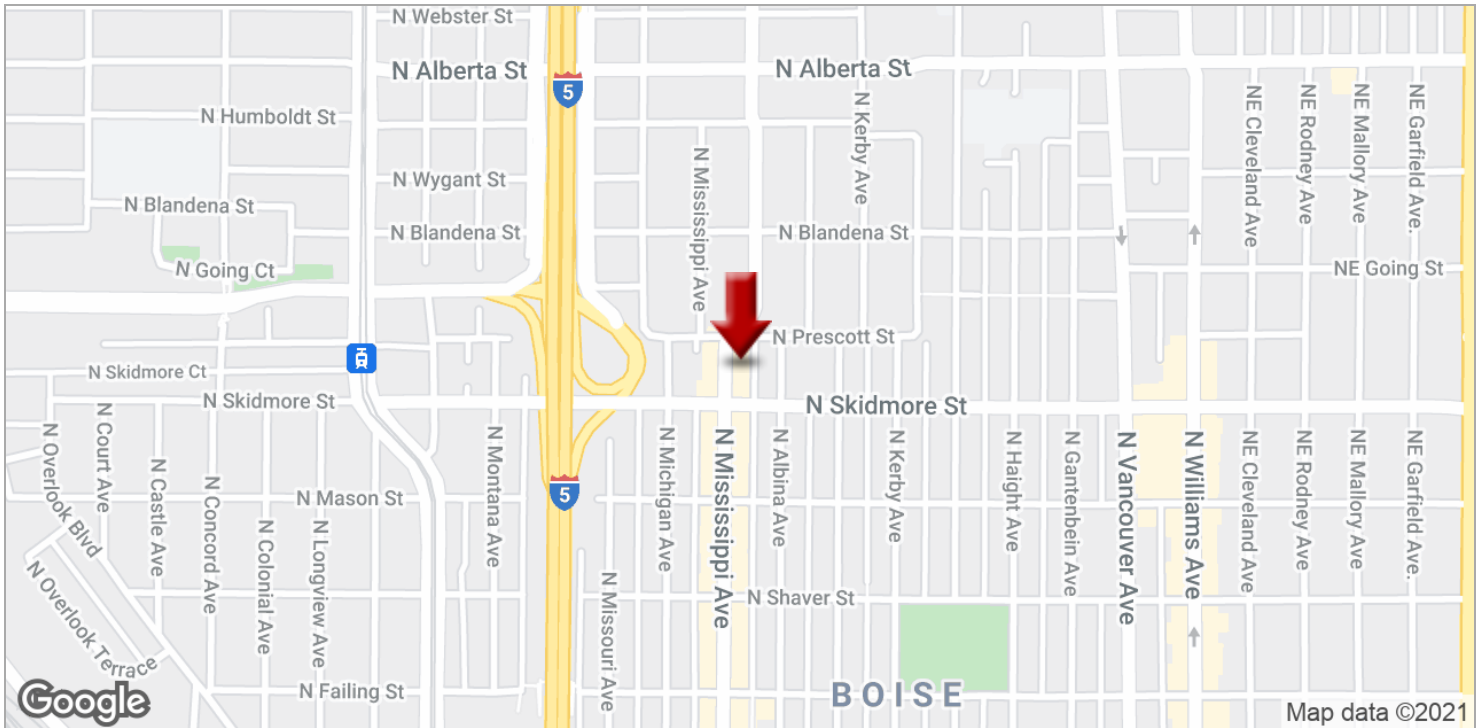
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LOCATION MAPS

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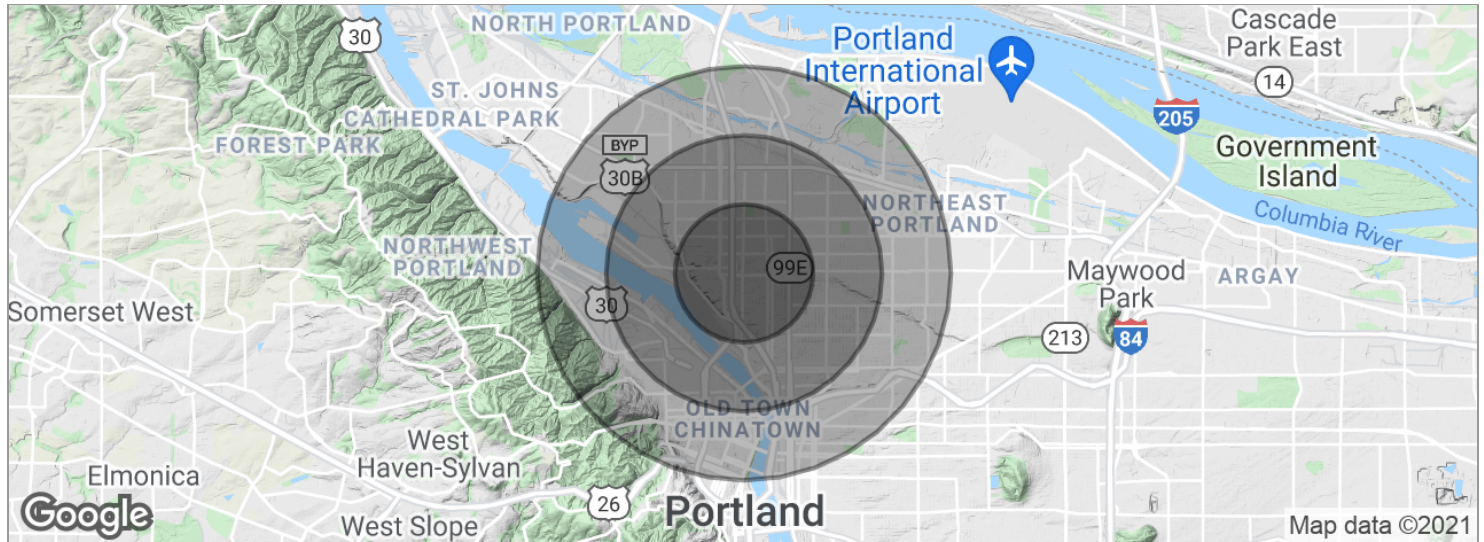
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DEMOGRAPHICS

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POPULATION	1 MILE	2 MILES	3 MILES
Total population	21,590	76,578	156,078
Median age	34.1	35.4	36.1
Median age (male)	33.2	35.0	36.3
Median age (Female)	35.7	36.1	36.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	9,043	35,202	78,318
# of persons per HH	2.4	2.2	2.0
Average HH income	\$56,589	\$63,241	\$62,455
Average house value	\$320,072	\$355,062	\$396,762

* Demographic data derived from 2010 US Census

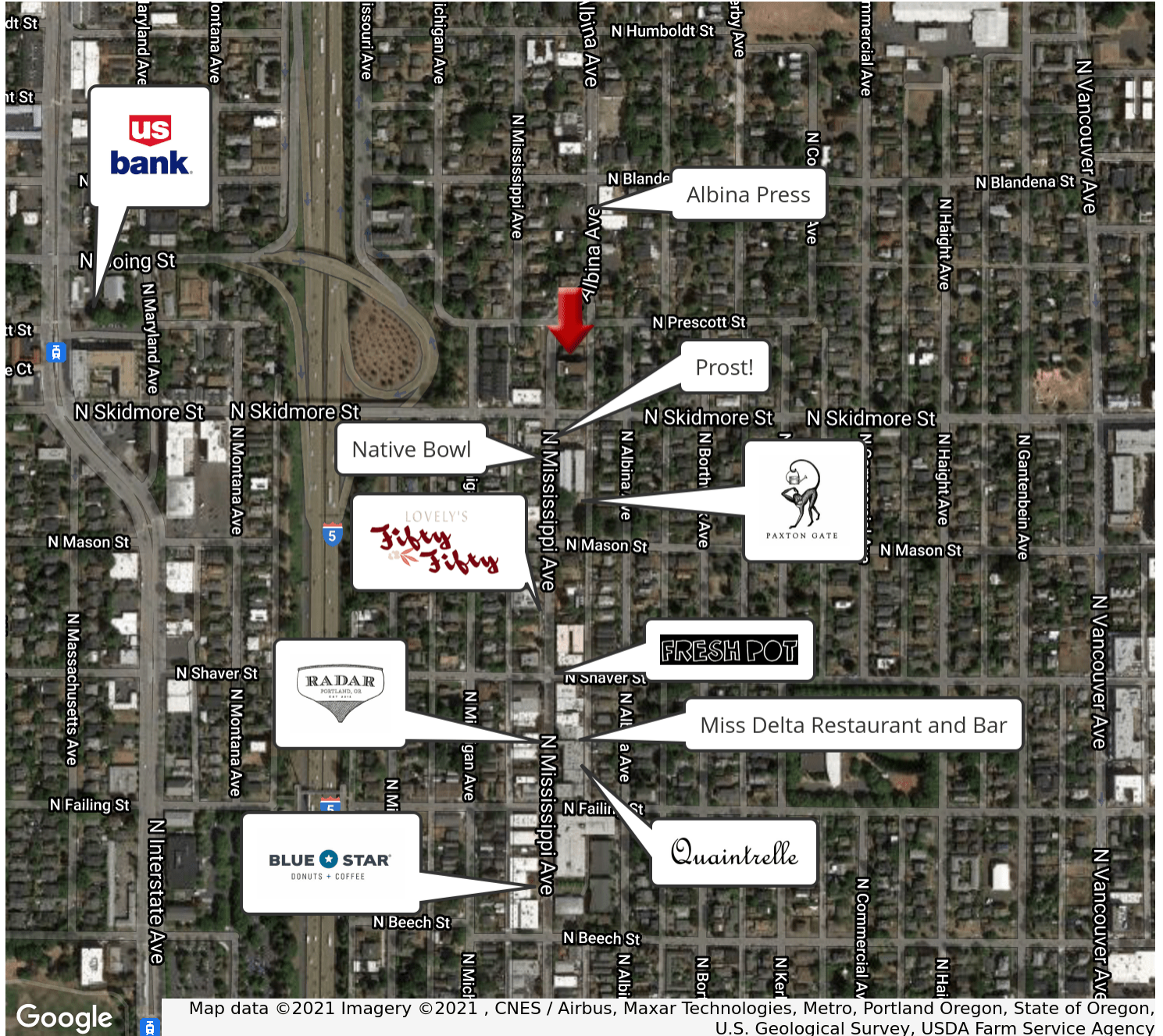
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PORTLAND, OR

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PRESENTED BY:

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