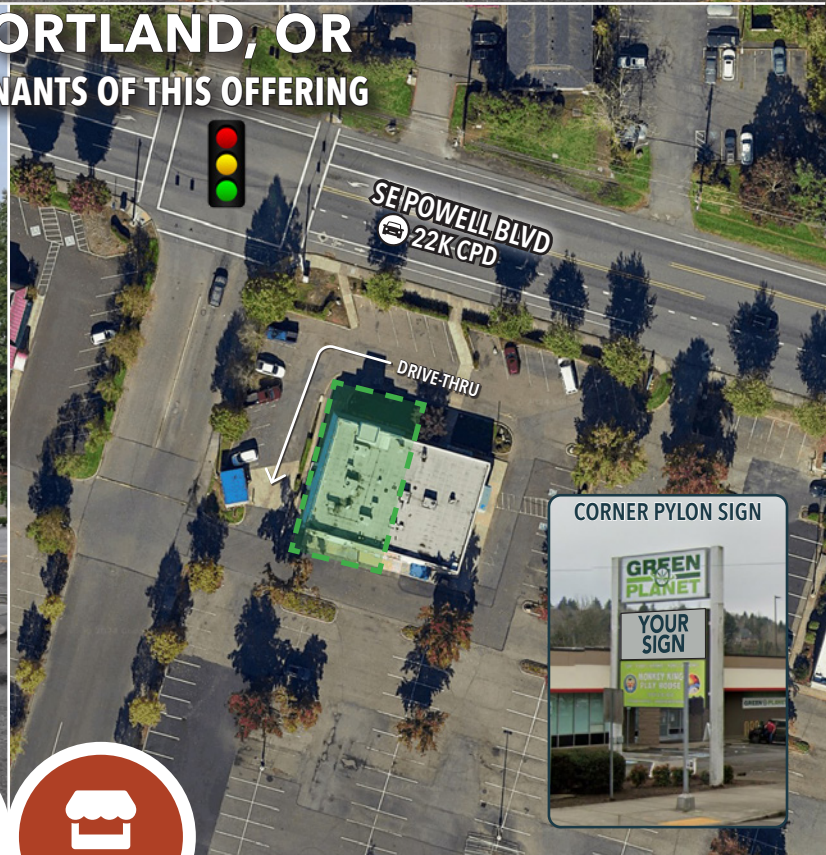




FOR LEASE

URBAN
WORKS

17218 SE POWELL BLVD | PORTLAND, OR
PLEASE DO NOT DISTURB TENANTS OR NOTIFY TENANTS OF THIS OFFERING



FAST FOOD



SERVICE

2,500 SF RESTAURANT WITH DRIVE-THRU AND PROMINENT SIGNAGE OPPORTUNITIES

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DRIVE-THRU OPPORTUNITY



Address	Area	Space	Timing
17218 SE Powell Blvd	Powell Butte / Centennial	2,500 SF	Available Now

Parking	Signage
Approximately 28 stalls, cross easement parking in place for the center	Building and Pylon Signage offering great visibility to SE Powell Blvd (exposure to over 22,000 cars per day)

Drive-thru	Corner Location
Single lane drive-thru in place	Positioned on the corner of lit intersection and entrance to the center

Demographics	½ Mile	1 Mile	3 Miles
2024 Population	4,713	15,467	140,604
Total Employees	1,083	2,766	28,461
Total Businesses	187	510	4,849
Average HH Income	\$76,746	\$92,021	\$94,521
Median Age	38.2	38.6	36.6
Any College	55.5%	54.2%	57.8%

