

FOR SALE/LEASE

PLEASE DO NOT DISTURB CURRENT TENANT

514 NE 181ST AVE

LOT SIZE | 1.92 ACRES

BUILDING SIZE | 17,190 SF

AVAILABLE AUGUST 1, 2025



NE 181ST AVE @ NE GLISAN ST

**HIGH TRAFFIC FREESTANDING BUILDING
WITH DRIVE-THRU & PYLON SIGNAGE**

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NE 181ST AVE & NE GLISAN ST



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Address

514 NE 181st Ave

Area

Gresham / Rockwood

About the Property

Existing former Rite Aid on a busy NE Portland intersection available to Lease or For Sale. The building has an existing drive-thru window and drive-thru QSRs are approved at this location if the site is redeveloped. The site has great freeway access and exposure to over 58,000 cars per day. Available August 1, 2025.

Property Size

1.92 Acres

Building Size

17,190 SF

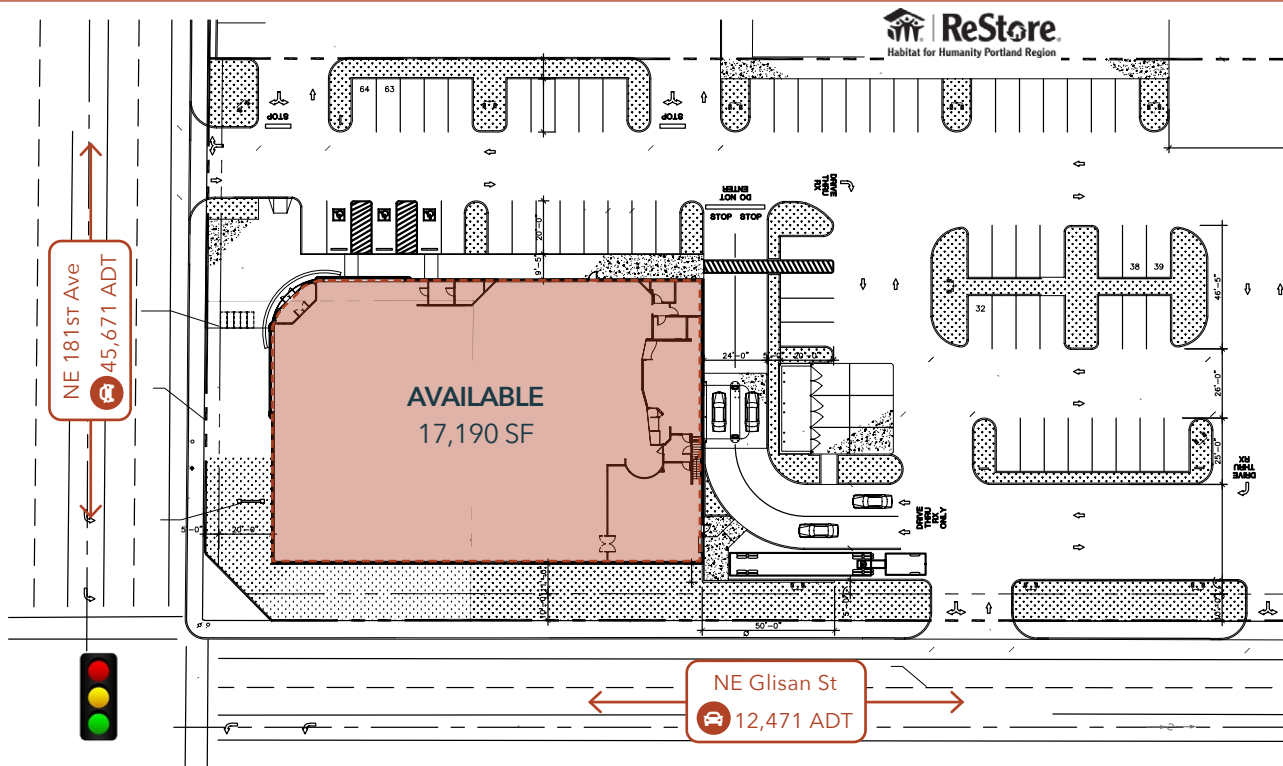
Zoning

Community Commercial

Pricing

Contact for Pricing

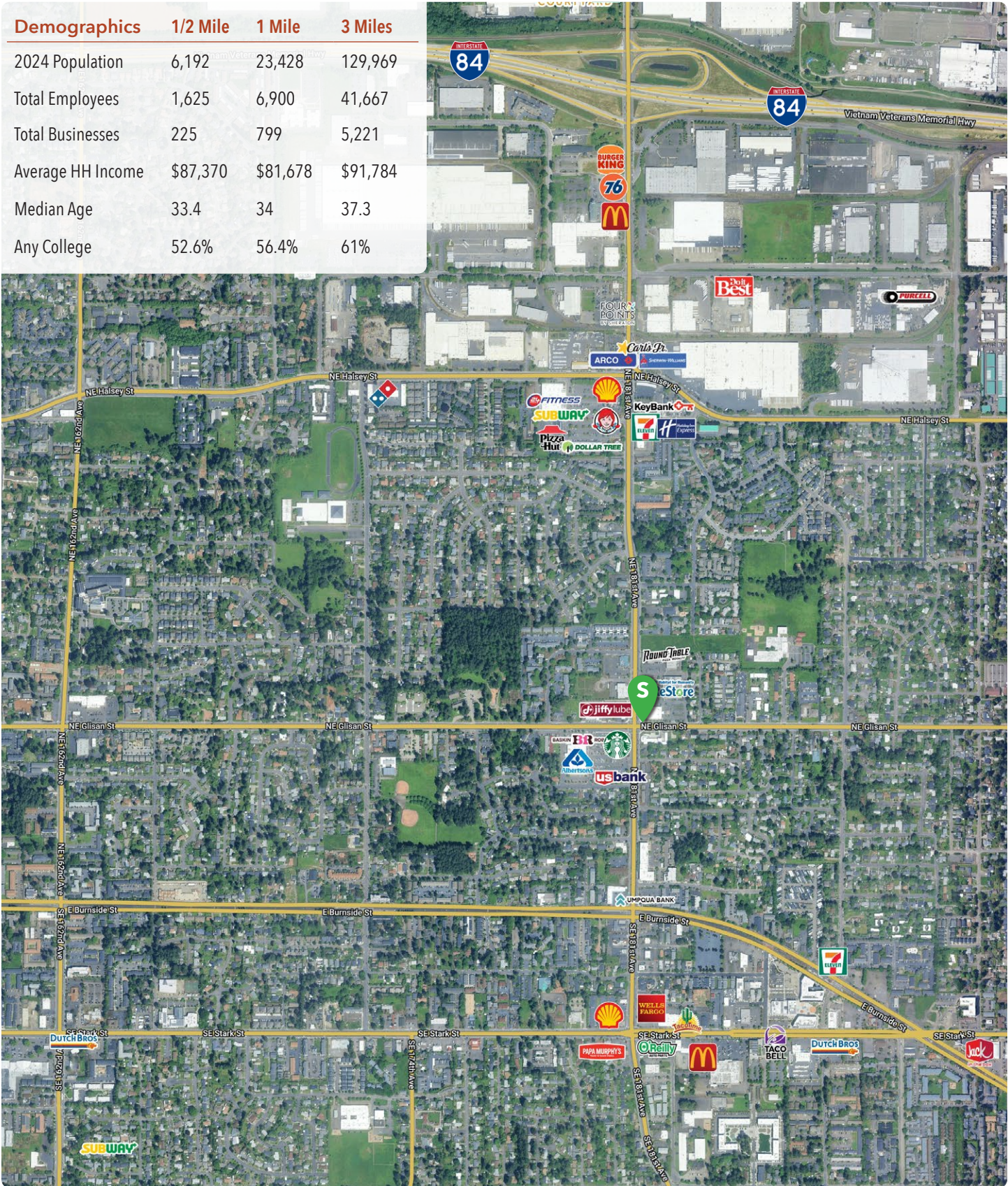
Site Plan



RETAIL MAP



Demographics	1/2 Mile	1 Mile	3 Miles
2024 Population	6,192	23,428	129,969
Total Employees	1,625	6,900	41,667
Total Businesses	225	799	5,221
Average HH Income	\$87,370	\$81,678	\$91,784
Median Age	33.4	34	37.3
Any College	52.6%	56.4%	61%



INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, BUT NOT GUARANTEED.