

RETAIL FOR LEASE

**- 2050 S. Santiam Hwy -
Lebanon, OR**

Space Size: 3,587 SF (Divisible)

Lease Rate: \$26 / SF NNN

SUBJECT PROPERTY

1,230 SF - 3,587 SF

- Lease Rate varies based on size and location of space within the building
- New retail center located at the busiest signalized intersections in Lebanon, OR. (SE corner of Hwy 20 & S. Airport Rd). Traffic Count: 24,700 VPD
- Opportunity to join brand new Starbucks drive-thru, AT&T and Jack-in-the-Box and Gentle Dental Other surrounding retailers include Safeway, Taco Bell, Auto Zone, Lebanon Mega Foods, Burger King, Les Schwab and more. Best location in Lebanon!
- Space can be demised from 1,230 SF to 3,587 SF. Warm shell, TIs negotiable. NNN expense: \$0.33/sf +/- per month



JACK PENNINGTON

101 E Broadway | Ste 101 | Eugene OR 97401

cell: 541.513.0918
office: 541.345.4860
email: jack@eebcre.com

This information has been secured from sources deemed to be reliable. However, no warranty or guaranty is made by Owner or owner's agent as to the accuracy thereof and is subject to changes, errors, and omissions

2050 S. Santiam Hwy
Lebanon, OR



Subject Property





NEW PYLON SIGN



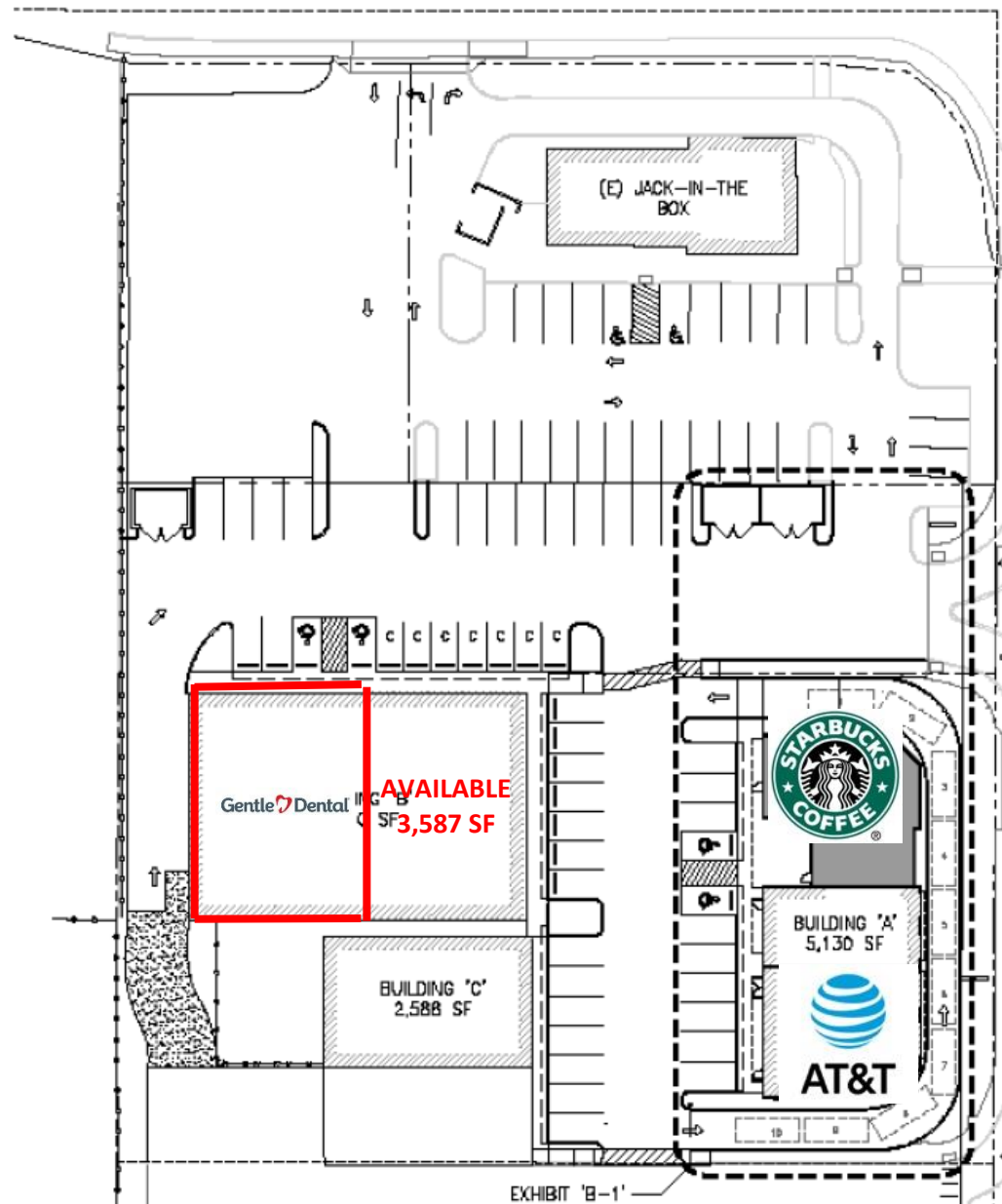
Potential Space Demising



Site Plan

S. AIRPORT ROAD

Signalized Corner



Hwy 20