

# HERITAGE PLAZA

15640 NE Fourth Plain Blvd | Vancouver, WA 98682

## FOR LEASE



### RETAIL SPACE FOR LEASE

With strong curb appeal and an ideal location, Heritage Plaza is a perfect opportunity for any business. Located in Vancouver at the signalized intersection of NE Fourth Plain Blvd and NE 156th, the property is ideally positioned near abundant housing, numerous amenities, parks, public transportation, and has strong traffic counts and retail demographics.

### DETAILS

#### Suite 101-102

- ± 2,600 SF
- Fully built-out commercial kitchen
- Corner suite
- Asking: \$22 PSF, NNN

### PROPERTY HIGHLIGHTS

- Year built: 2017
- Zoned: CC
- 8/1,000 Parking

### DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
Population	41,969	203,568	546,637
Median Age	36.7	38	39.4
Households	13,678	74,728	206,684
Avg Household Income	\$95,329	\$91,026	\$96,793



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For more information or a property tour, please contact:

#### MATT LYMAN

503.225.8454 (O) | 503.507.4880 (C)  
MattL@norris-stevens.com

#### JACK SCHAU

503.225.8481 (O) | 607.592.1356 (C)  
JackS@norris-stevens.com

## Norris & Stevens

12503 SE Mill Plain Boulevard • Suite 260  
Vancouver, WA 98684  
503.223.3171 • norris-stevens.com



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.



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## PROPERTY PHOTOS



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