



8137 SE HENDERSON ST

FOR SALE | **PRICE REDUCED**

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



MATT LYMAN

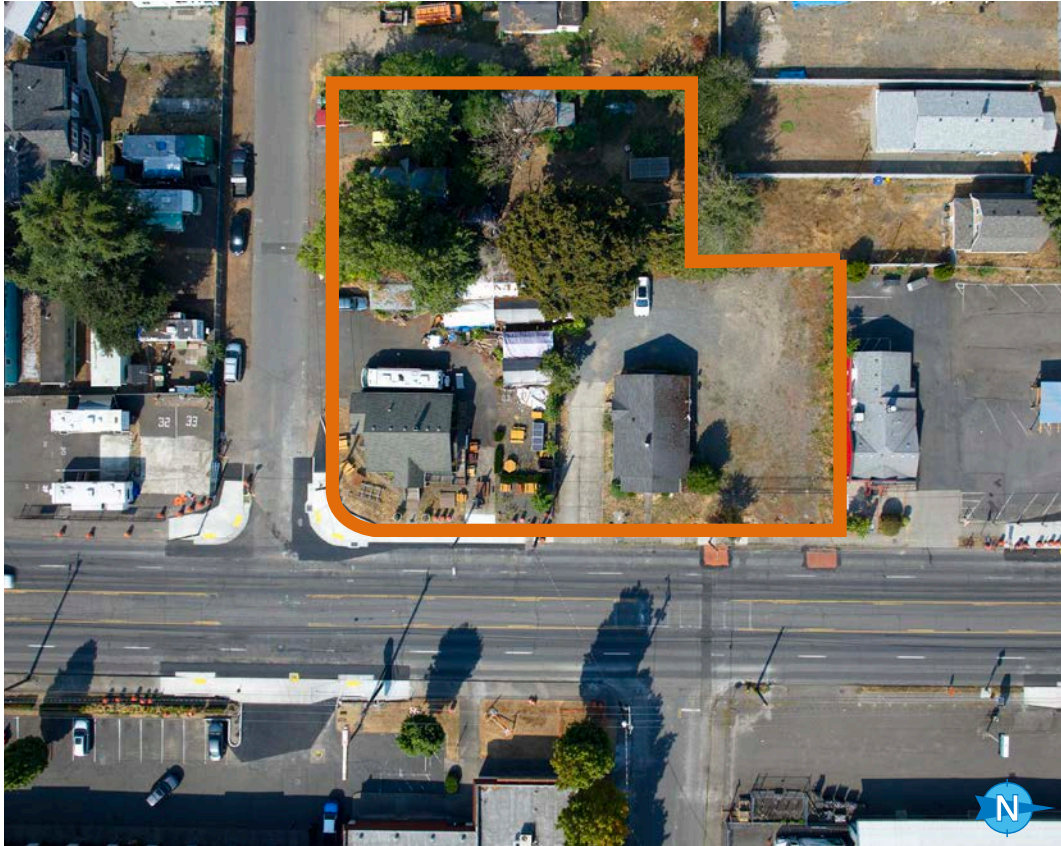
503.225.8454 (o) | 503.507.4880 (c)

MattL@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.

SEPT 2025

EXECUTIVE SUMMARY



PROPERTY SUMMARY

Sales price:	\$1,495,000 \$1,050,000
Address:	8137 SE Henderson St. Portland, OR 97206
Size	30,484 SF on 5 tax lots
Frontage	190' on 82nd
Zoned	EG1, Multnomah County
Traffic per day	8.9K

DEMOGRAPHICS

	1 MILE	3 MILES
Population:	22,995	160,343
Households:	8,355	61,506
Median Age:	38.6	39.2
Median Household Income:	\$69,962	\$74,367
Population Growth (2024 - 2029):	-0.2%	-0.2%
Household Growth (2024 - 2029):	-0.3%	-0.2%

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LOCATION OVERVIEW



8137 SE HENDERSON ST. | PORTLAND, OR 97206
FOR SALE

**SUBJECT
LAND**

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900 SW 5th Ave, 17th Floor • Portland, OR 97204
503.223.3171 • www.norris-stevens.com

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MattL@norris-stevens.com

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