

FOR SALE IN EUGENE, OREGON

# 4540 COMMERCE ST

International Fitness



## ADDRESS

4540 Commerce Street, Eugene, OR

## AVAILABLE SPACE

LOT SIZE: 4.81 Acres  
BUILDING SIZE: 70,866 SF

## SALE PRICE

Please call for details

## TRAFFIC COUNTS

W 11th Ave » 25,060 ADT ('20)  
S Bartelsen Rd » 6,090 ADT ('20)

## HIGHLIGHTS

- Adjacent to Walmart
- Zoned Community Commercial
- 139 parking spaces
- Outdoor swimming pool



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population 2020	3,317	59,867	152,799
Population Forecast 2025	3,509	63,064	160,644
Average HH Income	\$62,751	\$70,576	\$73,329
Employees	6,138	27,962	86,473

Source: Regis - SitesUSA (2020)



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

Alex MacLean

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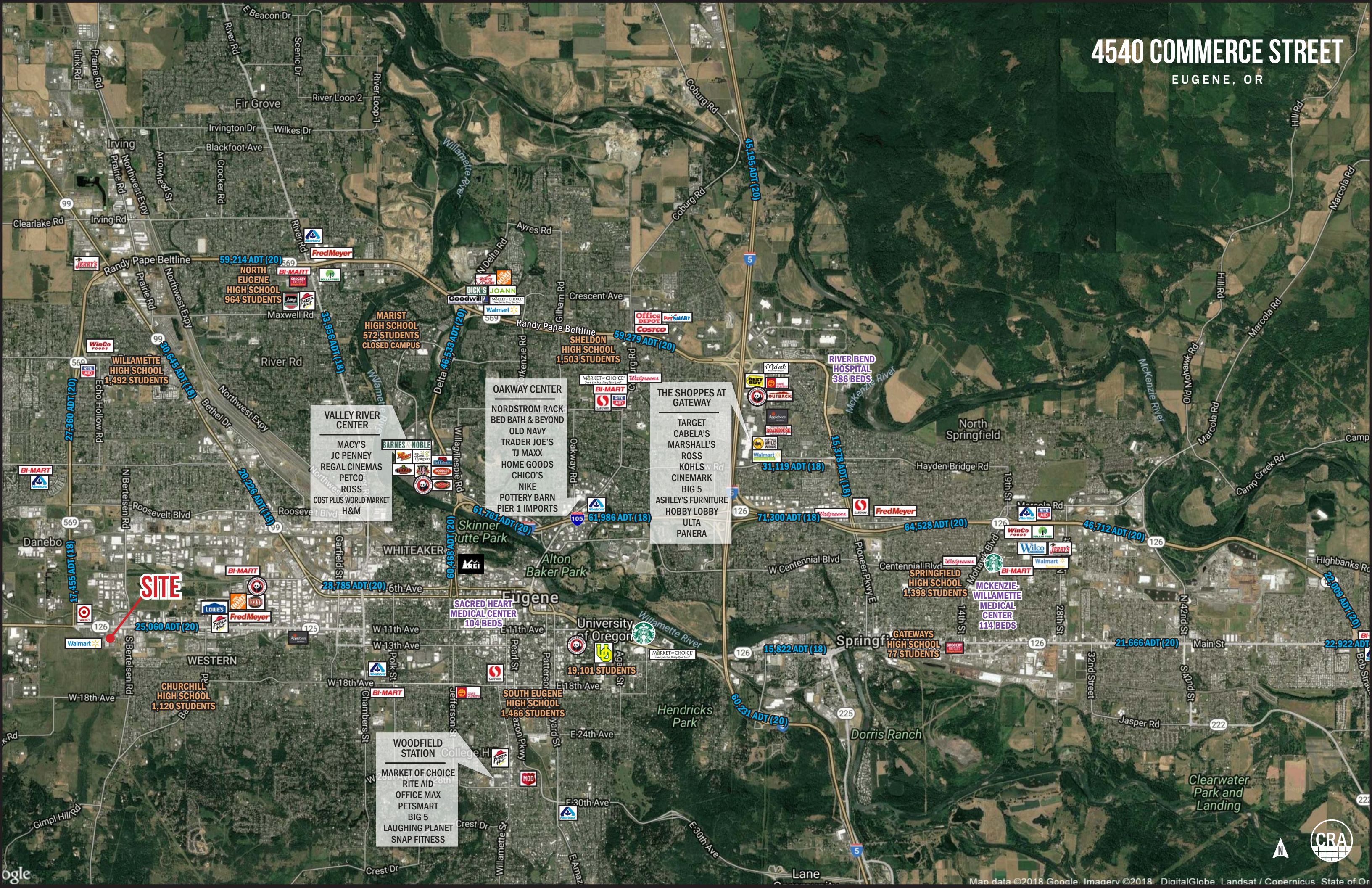
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www.cra-nw.com



# 4540 COMMERCE STREET

EUGENE, OR





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