



Available

Property Highlights

- Connected to The Shoppes at Riverside (formerly known as South Shore Mall)
- Substantial surface parking
- Single-level and smaller format Sears box provides greater ease of redeveloping or leasing
- Ideal access just off Highway 105
- Over 11,500 ADT on S Boone Street and W Huntley St

Property Description

This listing represents the opportunity to acquire the fee-simple interest in a highly visible site near the Washington coast that is primed for redevelopment or re-leasing. Located off Highway 105, the Property offers C-G General Commercial zoning which allows for everything from food processing, gas/service station, education, entertainment, hotels, mixed use multi family, food & beverage and drive-thru.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	64,298 SF
Building Size:	64,727 SF

Extreme Fun Center Aberdeen

Riverside Cinema

Shoppes at Riverside

SITE

The Shoppes at Riverside

1219 S Boone Street,
Aberdeen, WA 98520

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Licensed in OR

Brittany Bersani

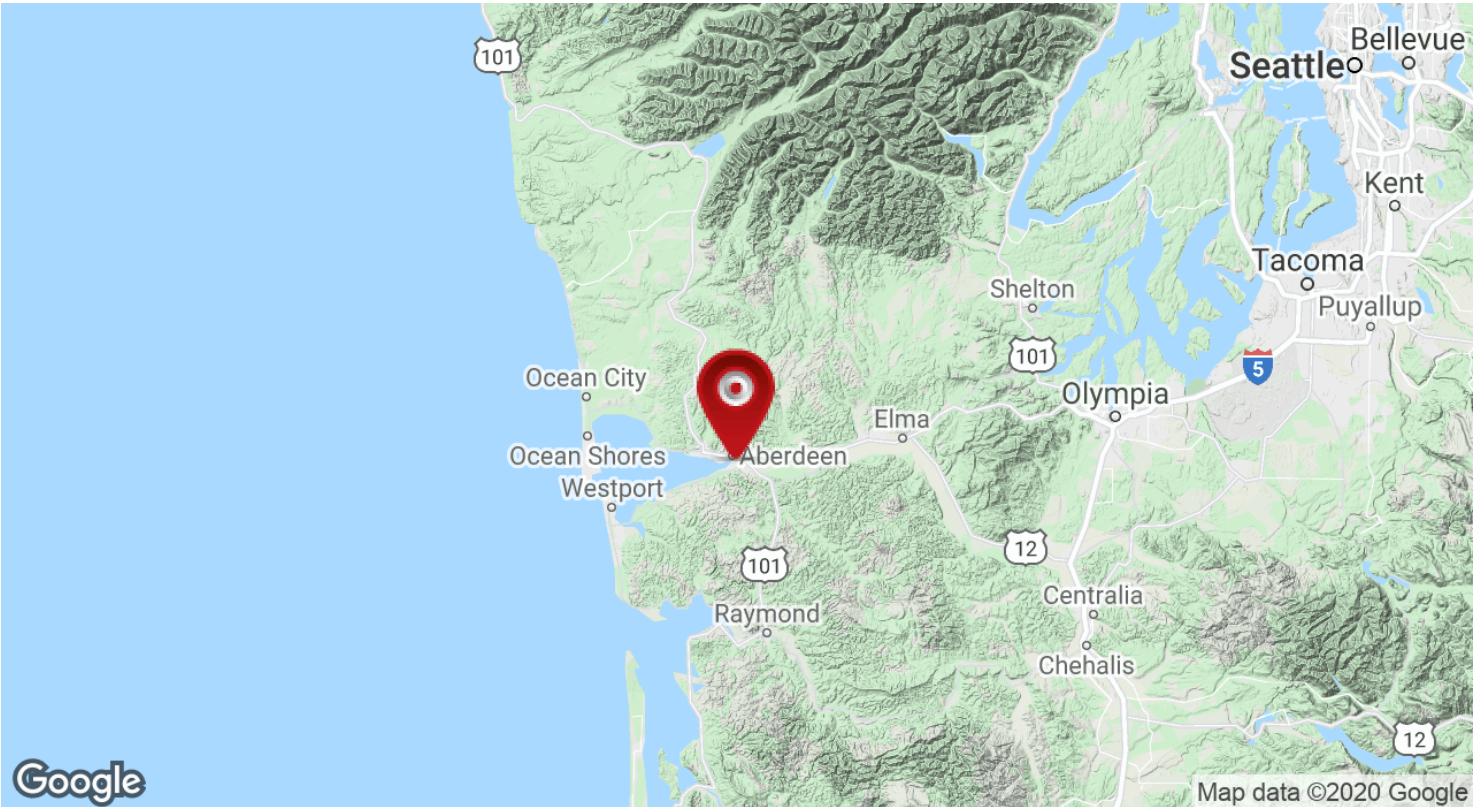
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Demographics	1 Mile	3 Mile	5 Mile	10 Mile
Population	4,199	20,209	29,057	39,552
Households	1,574	7,693	11,291	14,609
Average Household Income	\$55,006	\$59,918	\$59,816	\$62,659

