

# FOR LEASE

URBAN  
WORKS

AXLE TREE

SPACE 102 | 2,040 SF

SPACE 113 | 2,069 SF



SERVICE



RETAIL



RESTAURANT

## RETAIL / RESTAURANT OPPORTUNITIES IN DOWNTOWN MILWAUKIE

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## Address

SE Main St & SE Washington St | Milwaukie, OR

## Space 102

2,040 SF

## Space 113

2,069 SF

## Uses

Service / Retail / Restaurant

## The Building

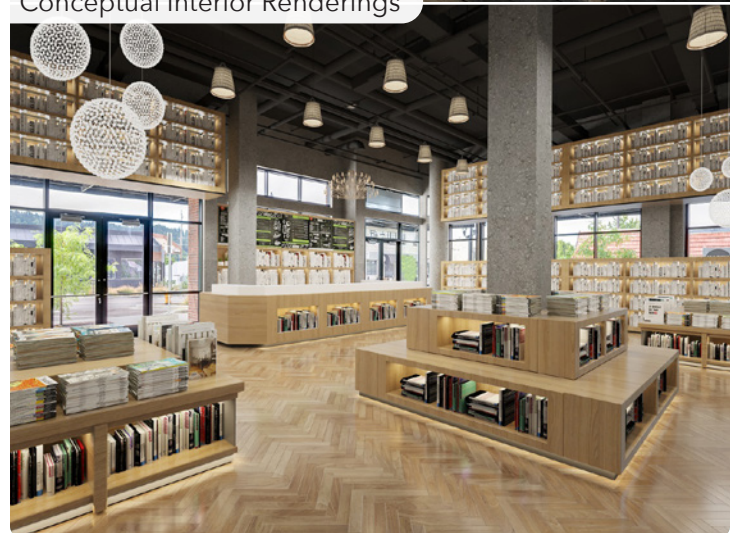
Axletree is a new, mixed-use development located in downtown Milwaukie, one block from the new MAX Orange Line light rail station. The building has 110 market-rate apartments above ground floor retail.

## Ground Floor Retail

The ground floor spaces are ideal for retail or service retail and offer available vent shafts for restaurant opportunities. Each corner space offers modern design elements with clean lines, large glass storefront systems, double glass storefront entries and high ceilings. Axletree is a great opportunity to serve downtown Milwaukie's growing population. Existing neighborhood retailers and restaurants include: Bloom Garden Supply, Duffy's Irish Pub, Bank of the West, Milwaukie Farmer's Market and more.



Conceptual Interior Renderings



# SITE PLAN



# NEIGHBORHOOD



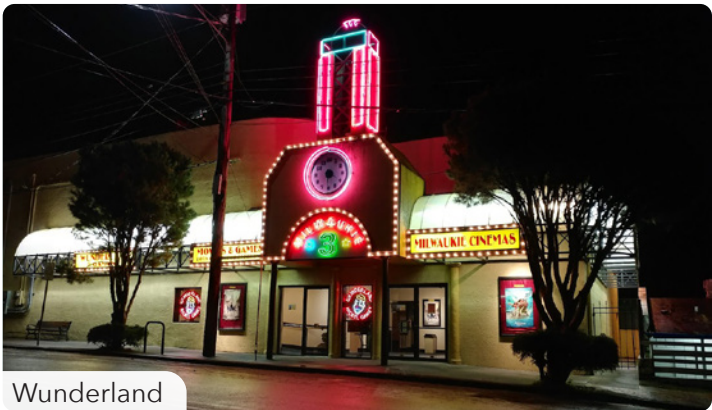
Demographics	½ Mile	1 Mile	2 Miles
2023 Population	2,842	10,466	47,292
Total Employees	1,885	5,276	20,505
Total Businesses	290	718	2,842
Median Household Income	\$75,833	\$78,506	\$101,488
Median Age	43.9	43.7	42.1
Any College	77%	78.1%	77.9%



Milwaukie Farmers Market



Ovation Bistro + Bar



Wunderland



Decibel Sound & Drink



Gramma's Corner



Safeway



Pietro's Pizza

# RETAIL MAP



INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, BUT NOT GUARANTEED.