

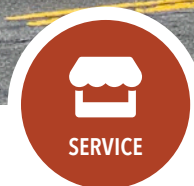
FOR LEASE

URBAN
WORKS

JOHN'S LANDING

SPACE | 4,430 SF

FEATURING ROLL-UP DOOR
& OFF-STREET PARKING



SERVICE



RETAIL



WELLNESS

MACADAM LANDING

6639 S MACADAM AVE, SUITE E

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MACADAM LANDING



PLEASE DO NOT DISTURB CURRENT TENANT



Entry from Parking Lot

| | |
|-----------------------------|--------------------|
| Address | Area |
| 6639 S Macadam Ave | John's Landing |
| Space | Timing |
| Suite E 4,430 SF | Available Now |
| Uses | Parking |
| Retail / Service / Wellness | Off-street Parking |

About the Space

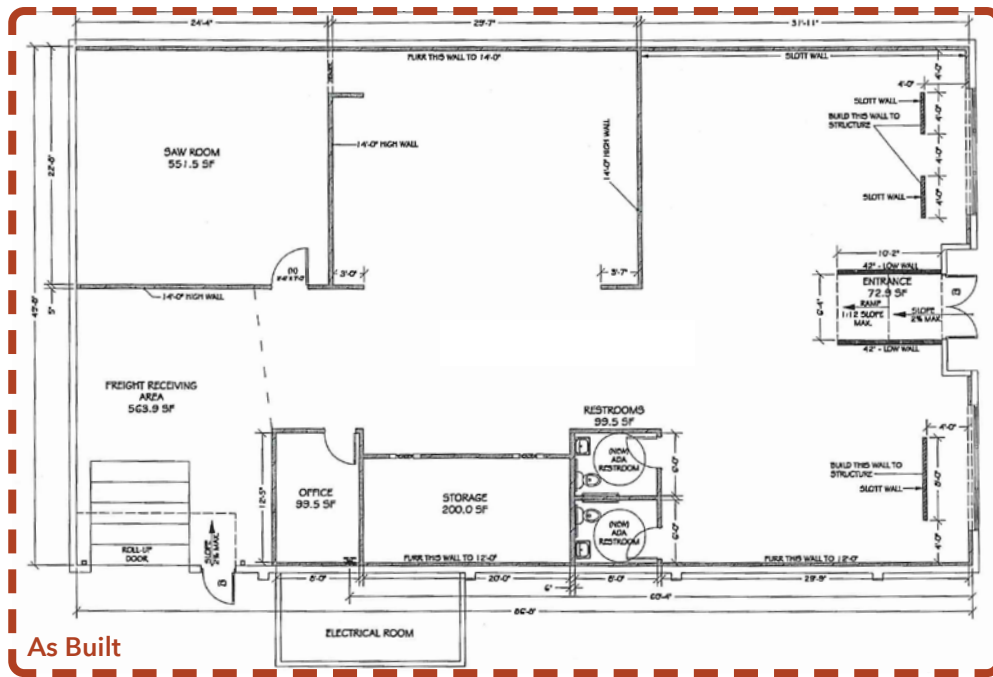
Second generation retail/service space located in the John's landing neighborhood. The property is located on S Macadam Ave, directly south of Portland along one of the most scenic stretches of the Willamette River. Macadam Avenue is a four lane roadway running north-to-south from Lake Oswego to Downtown Portland. The area has an eclectic mix of original Victorian homes, modern row houses, diverse cuisine, and established retail. The property has two entries, one affronting SW Macadam Ave and one from the private parking lot located behind the building.

The former tenant, Frame Central, moved to the adjacent suite.

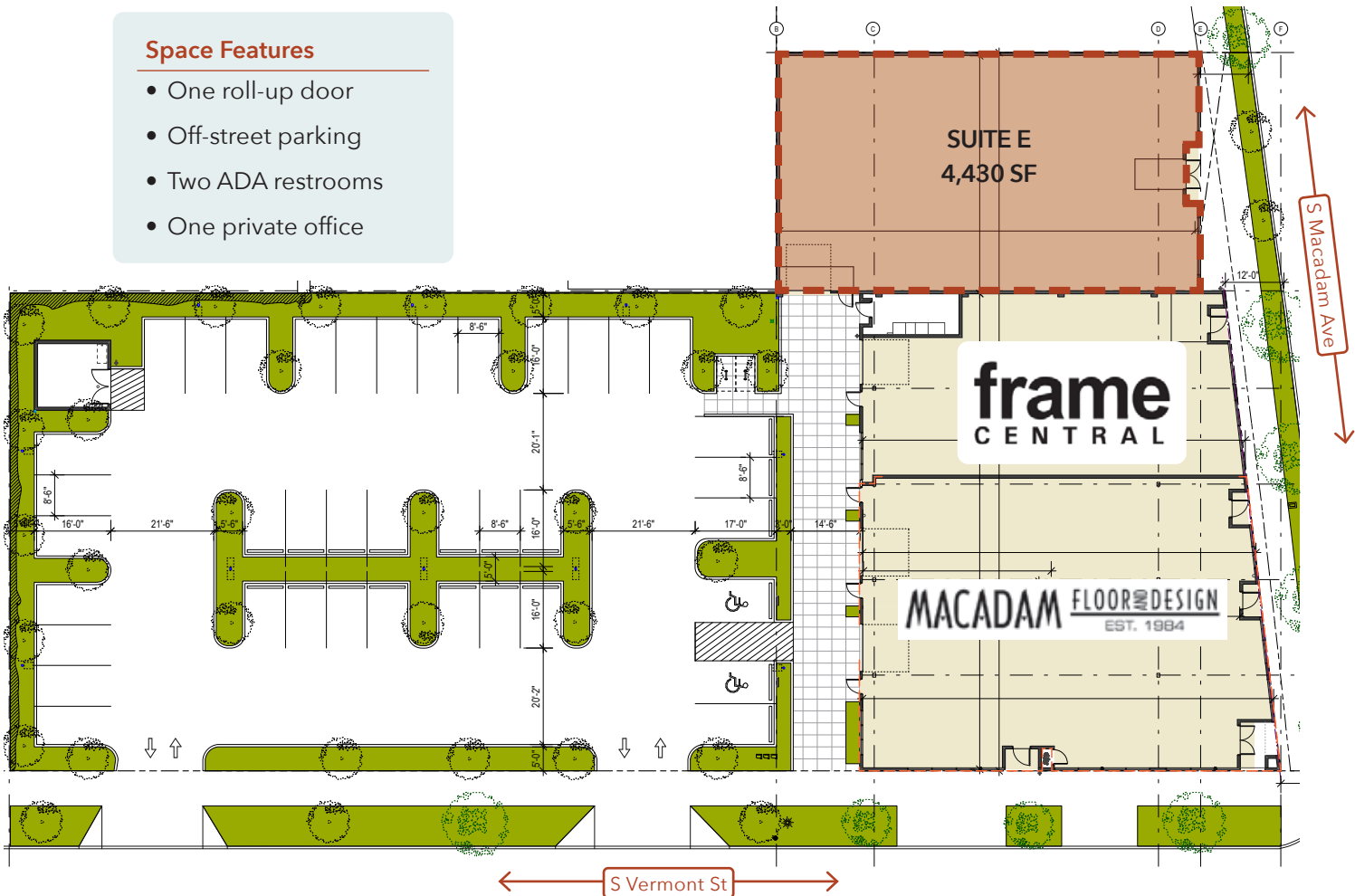


Entry from Macadam

SITE PLAN



- Space Features**
- One roll-up door
 - Off-street parking
 - Two ADA restrooms
 - One private office



NEIGHBORHOOD



| Demographics | ¼ Mile | ½ Mile | 1 Mile |
|-------------------------|-----------|-----------|-----------|
| 2023 Population | 941 | 2,097 | 8,125 |
| Total Employees | 1,322 | 1,881 | 6,367 |
| Total Businesses | 161 | 247 | 908 |
| Median Household Income | \$105,787 | \$111,658 | \$118,058 |
| Median Age | 38.7 | 39.4 | 41.6 |
| Any College | 97.4% | 95.5% | 93.6% |



AREA MAP

