

# Pine Street Brewery Location

22793 SW PINE STREET, SHERWOOD, OR 97140

SHERWOOD CENTER FOR THE ARTS

22689

FOR LEASE

 **MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES

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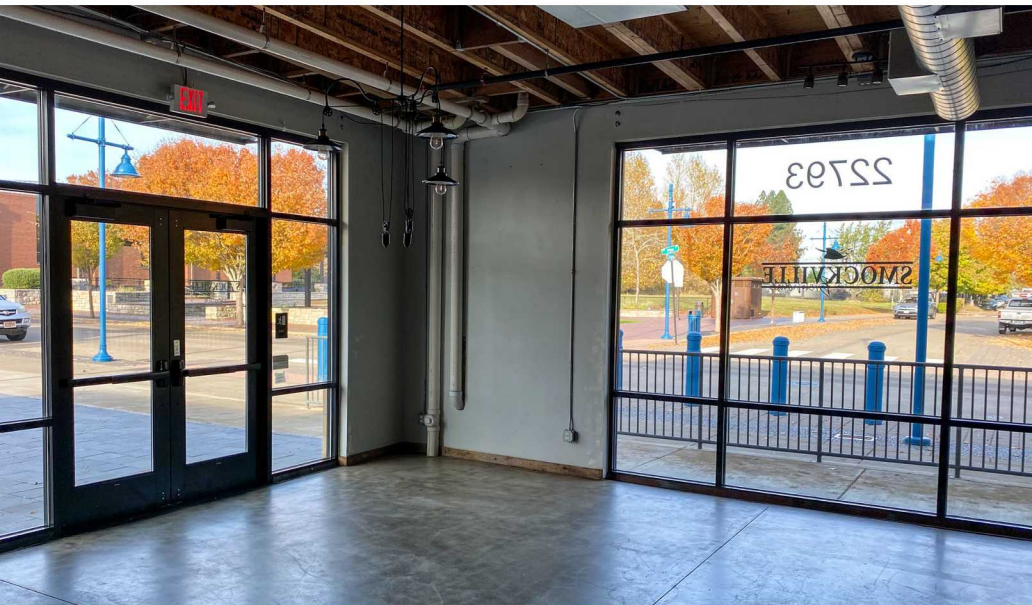
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## PROPERTY DESCRIPTION

One-of-a-kind lease opportunity in the heart of Downtown Sherwood. The space features a restaurant/brewery floor plan and existing kitchen infrastructure. This allows for a smooth transition into the space for food. The space is next door to the Sherwood Center for the Arts.

The space comes with outdoor area for tenant's use as well.

## PROPERTY HIGHLIGHTS

- Outdoor area
- On-site free parking

## OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
Available SF:	3,000 SF
Lot Size:	18,731 SF
Building Size:	12,285 SF
Year Built:	2014
Approximate Seating Capacity:	105



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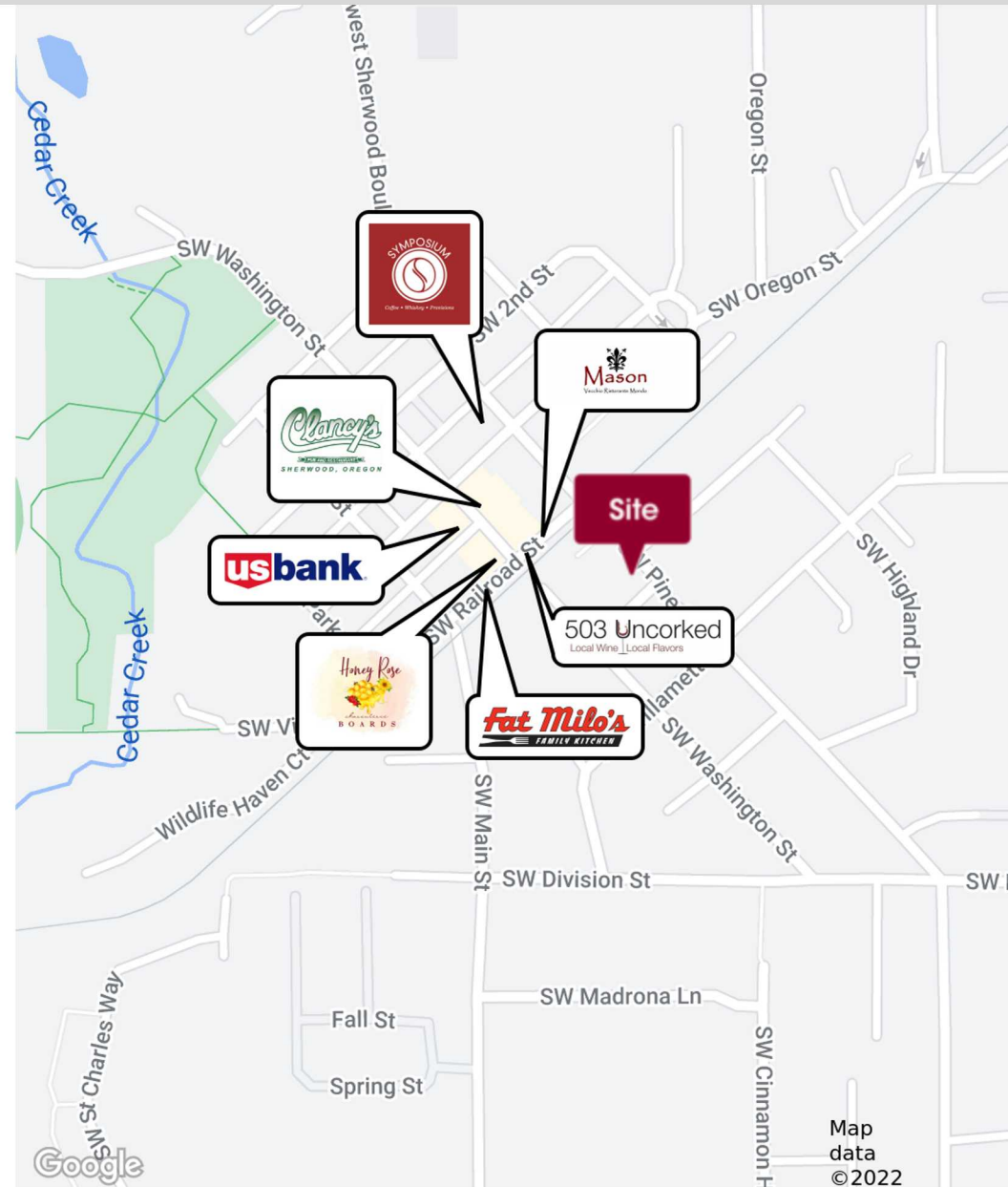
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DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total population	2,887	9,928	16,392
Median age	38.7	37.9	36.9
Median age (Male)	37.6	38.3	36.1
Median age (Female)	39.6	38.2	37.9
Total households	1,084	3,567	5,725
Total persons per HH	2.7	2.8	2.9
Average HH income	\$114,245	\$121,895	\$121,103
Average house value	\$428,778	\$428,810	\$424,159

## LOCATION OVERVIEW

Located in the heart of Sherwood, with proximity to an abundance of neighborhoods and walkable amenities.



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