

OFFERING MEMORANDUM

FLEX BUILDING - FOR SALE

315 S Michigan St., Aberdeen, WA 98520

FOR SALE: \$825,000



19,064 SF | BUILT 1973 | 2 PARCELS | 1.12 AC

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OFFERING MEMORANDUM

315 S MICHIGAN ST

Aberdeen, WA 98520

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential.

Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

315 S MICHIGAN ST

Aberdeen, WA 98520

315 S Michigan St, is a 2-parcel flex property, totaling 19,065 SF square feet and situated on a 1.12-acre lot. The property is in a prime location and presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.



Scan for
more info!



MARKET OVERVIEW



Aberdeen, Washington

Aberdeen, Washington is situated at the confluence of the Chehalis and Wishkah rivers, near the southern end of the Olympic Peninsula. It's approximately 50 miles west of the state capital, Olympia, and about 110 miles southwest of Seattle. The city is known for its scenic coastal setting and proximity to outdoor recreational opportunities. Historically, Aberdeen thrived as a center for the logging and timber industry. The city played a significant role in the region's economy during the early 20th century, with sawmills, logging camps, and lumber mills dotting the landscape. While the industry has evolved over time, logging and timber remain integral to Aberdeen's identity. Aberdeen has faced economic challenges in recent years, efforts are underway to revitalize the city and promote economic development. Initiatives focus on diversifying the local economy, attracting new businesses, and enhancing tourism opportunities. The city's waterfront area, in particular, holds potential for redevelopment and revitalization.



DEMOGRAPHIC SUMMARY

ABERDEEN, WA

POPULATION

Aberdeen
17,196

State: Washington 7.786 Million

MEDIAN AGE

Aberdeen
37.1 Years

State: Washington 38 Years

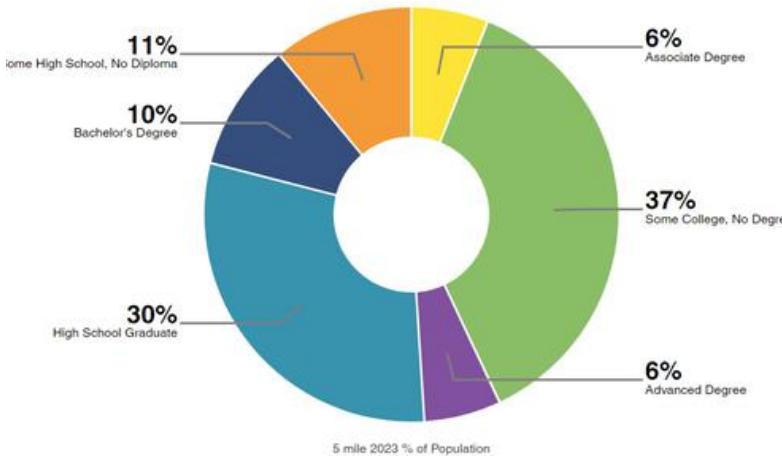
AVERAGE HOUSEHOLD INCOME

Aberdeen
\$69,732

State: Washington \$84,247

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Washington at large.



2023 STATISTICS

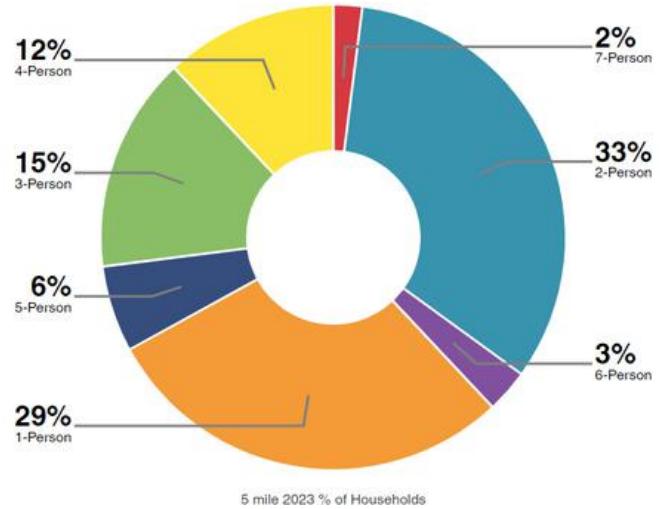
	2 Mile	5 Mile	10 Mile
Population 2023	18,387	29,391	37,506
Total Households	7,098	11,545	14,570
Avg Household Size	2.5	2.5	2.5
Avg Household Income	\$68,369	\$70,597	\$75,117

ECONOMIC INDICATORS

8.8% Aberdeen Unemployment Rate

3.9% U.S. Unemployment Rate

HOUSEHOLDS



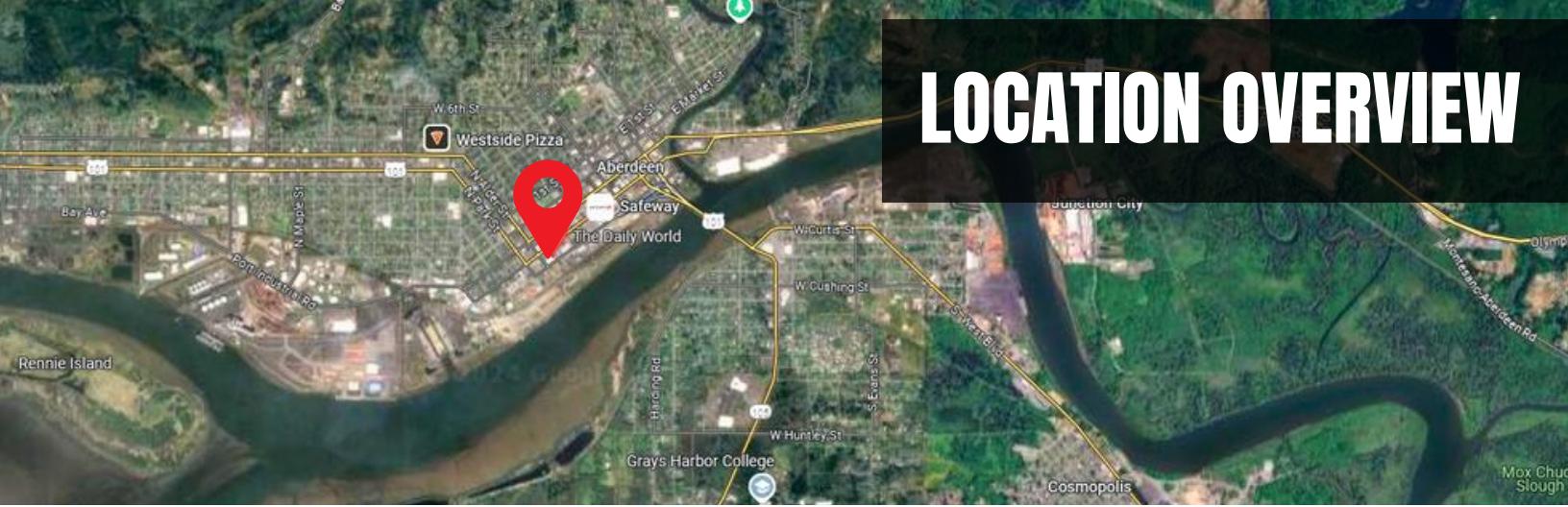
Aberdeen
6,441

State: Washington 2.979 Million



2.59
Average Household Size

LOCATION OVERVIEW



HIGHWAY ACCESS

U.S. Route 101 (US 101): US 101 runs through Aberdeen, serving as the primary north-south highway along the western coast of the United States. Within Aberdeen, US 101 provides access to various neighborhoods, commercial areas, and amenities. The highway also connects Aberdeen to neighboring communities such as Hoquiam to the north and Cosmopolis to the south.

State Route 105 (SR 105): SR 105 is a state highway that intersects with US 101 in Aberdeen. It runs westward towards the Pacific Coast, providing access to coastal communities, beaches, and recreational areas. SR 105 also serves as a scenic route for travelers exploring the coastline of Grays Harbor.

Local Roads: In addition to US 101 and SR 105, Aberdeen has a network of local roads that serve residential neighborhoods, commercial districts, and industrial areas within the city. These local roads provide access to amenities, schools, parks, and other destinations within Aberdeen.

Public Transportation: While highway access is essential for many residents and visitors, Aberdeen also offers public transportation options. Grays Harbor Transit operates bus services within the city and throughout Grays Harbor County, providing connections to neighboring communities and regional destinations.



AIRPORT PROXIMITY

Bowerman Airport (HQM): Located approximately 4 miles northwest of downtown Aberdeen, Bowerman Airport, also known as Bowerman Field, is a general aviation airport. It primarily serves private and recreational pilots, offering facilities for general aviation activities such as flight training, aircraft maintenance, and fuel services. Bowerman Airport does not offer commercial passenger service.

For commercial air travel, residents and visitors of Aberdeen typically utilize the following airports:

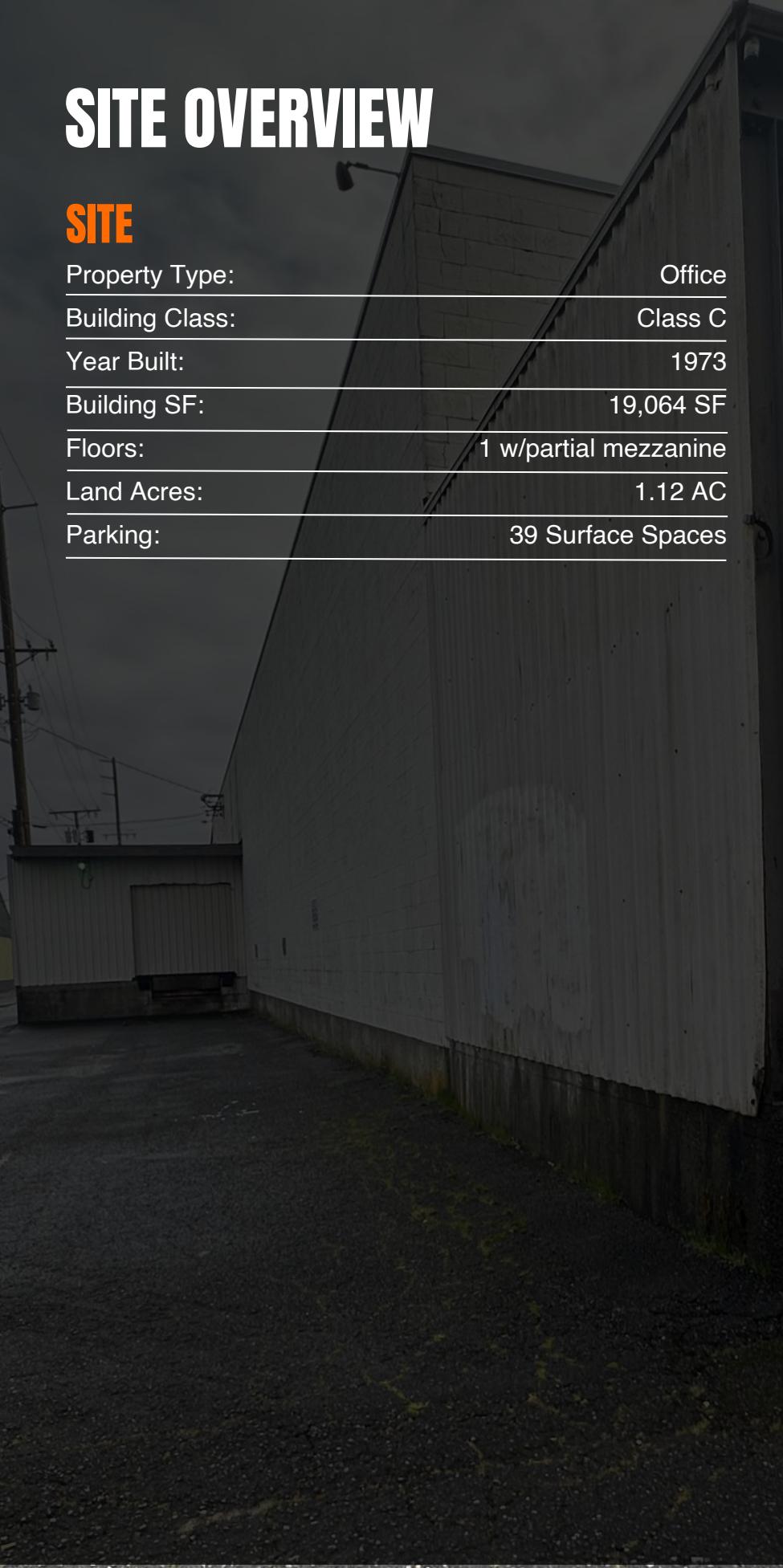
Seattle-Tacoma International Airport (SEA): SEA is the largest airport in the Pacific Northwest and is located approximately 110 miles northeast of Aberdeen. It offers a wide range of domestic and international flights, making it a convenient option for travelers needing commercial air service. From SEA, travelers can connect to destinations across the United States and around the world.

Portland International Airport (PDX): PDX is located approximately 125 miles south of Aberdeen, in Portland, Oregon. It is another major airport in the region, offering domestic and international flights. While farther away than SEA, PDX provides additional options for travelers seeking commercial air service.

SITE OVERVIEW

SITE

Property Type:	Office
Building Class:	Class C
Year Built:	1973
Building SF:	19,064 SF
Floors:	1 w/partial mezzanine
Land Acres:	1.12 AC
Parking:	39 Surface Spaces



PARCEL OVERVIEW



1

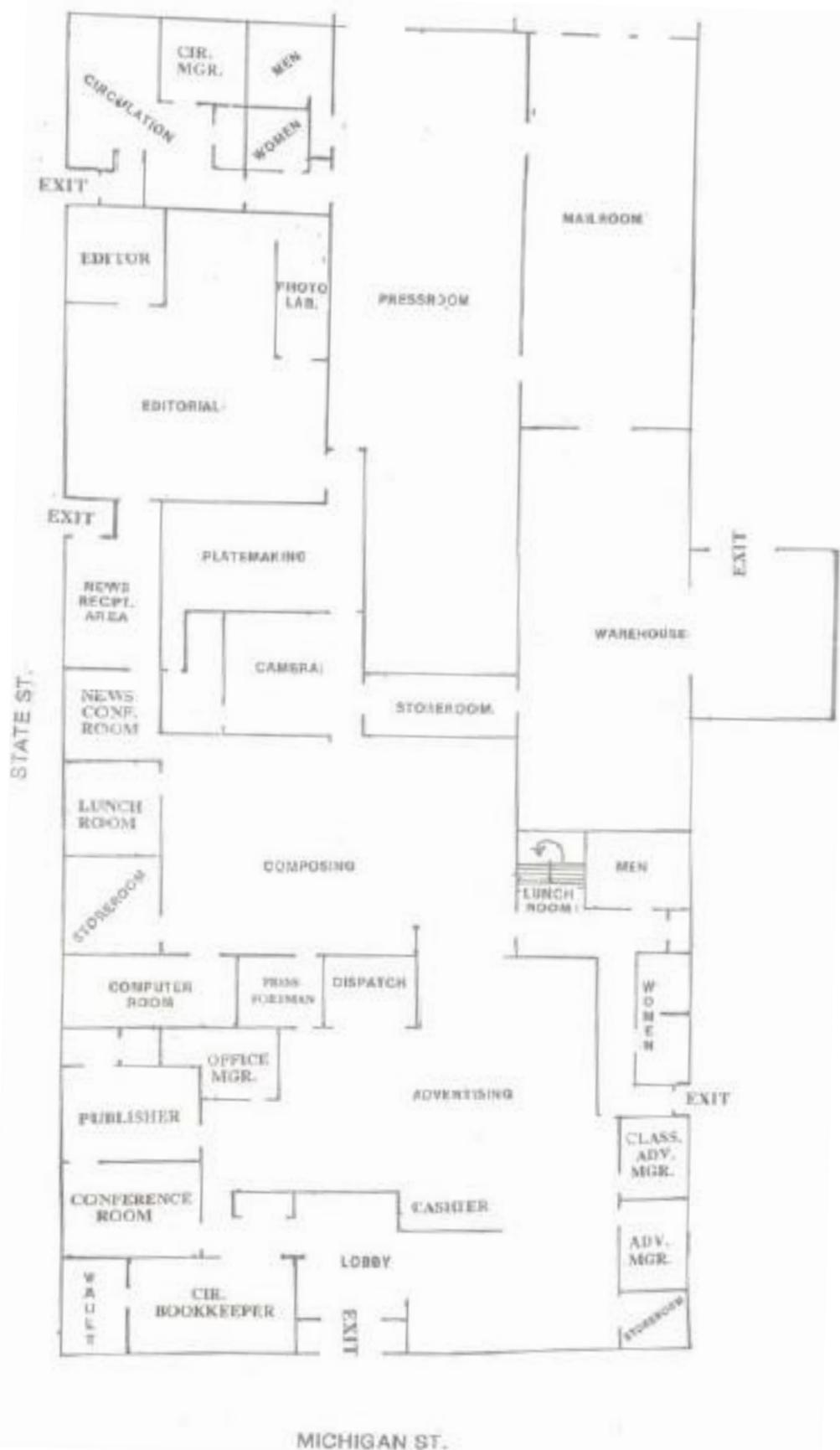
Parcel No. 029408000700:
39,204 SF (0.90 Acres)

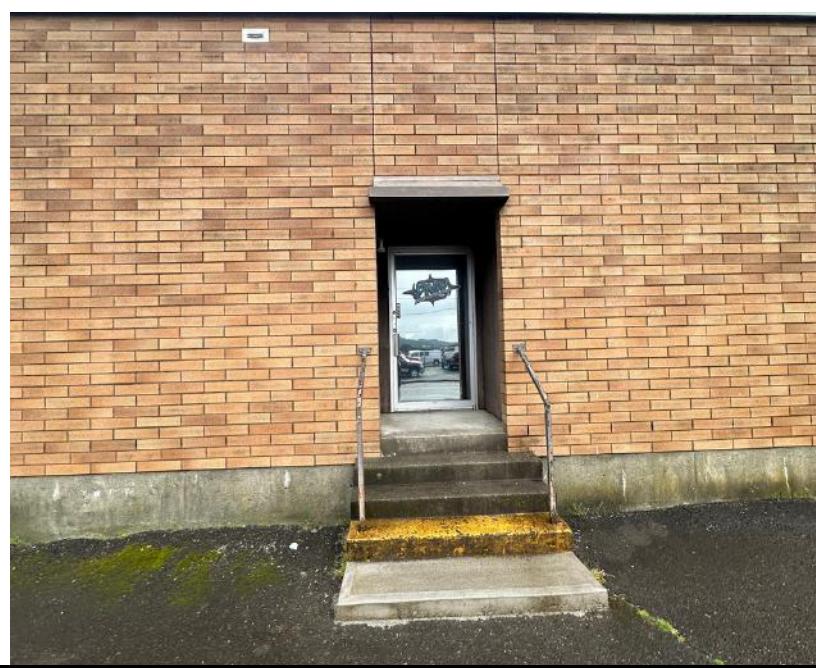
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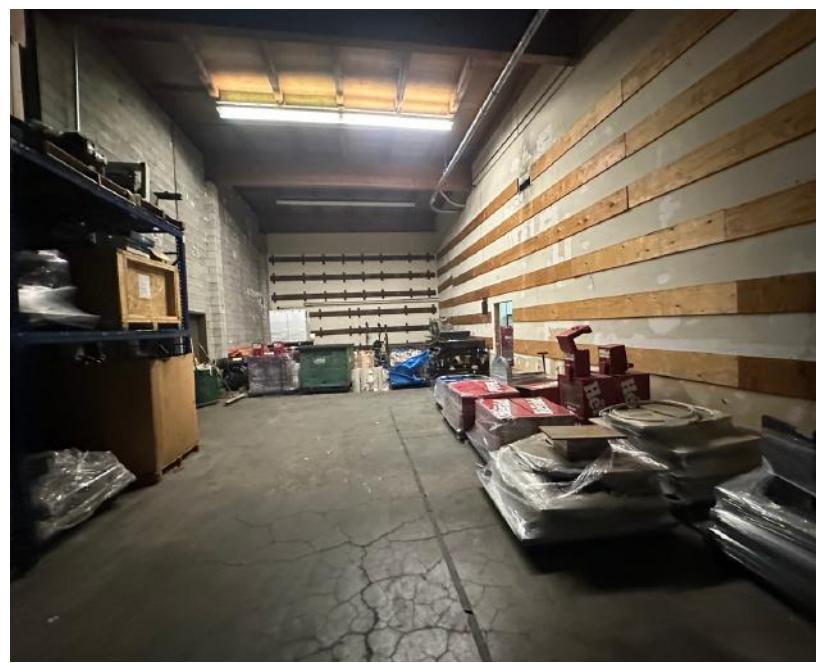
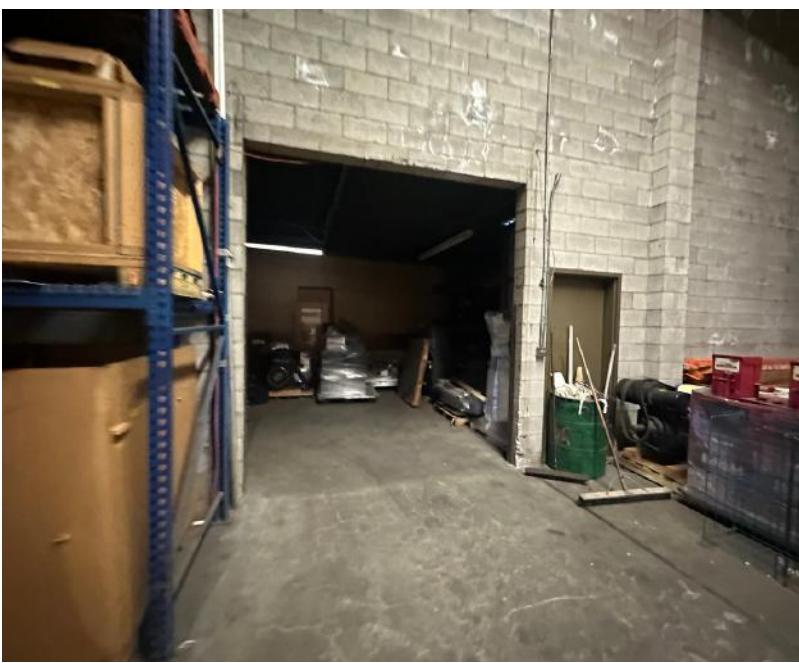
Parcel No. 029407901200:
9,583 SF (0.22 Acres)

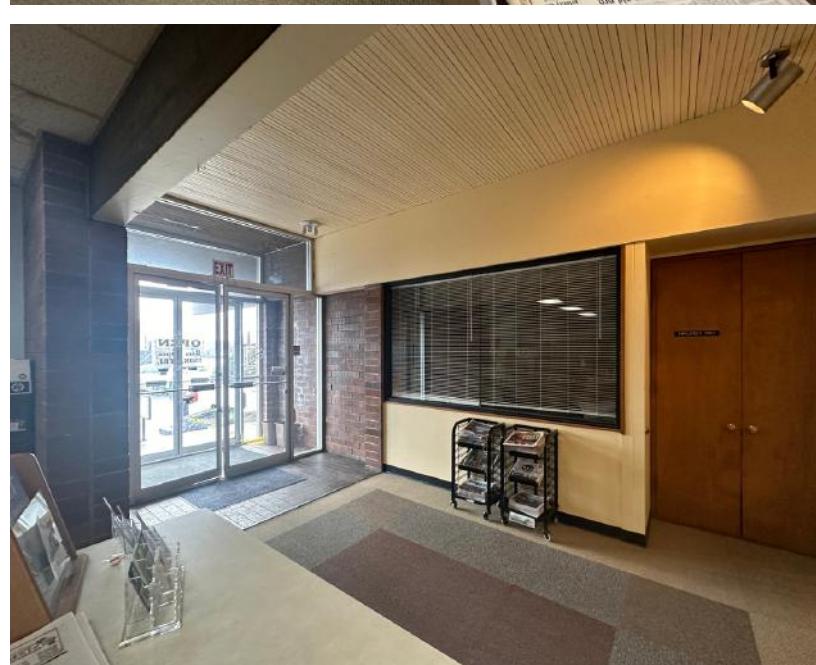
Total: 48,787 SF (1.12 Acres)

FLOOR PLAN











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