

RETAIL FOR LEASE

**- 2050/2060 S. Santiam Hwy -
Lebanon, OR**

**Space Size: 3,710 SF (Divisible)
Lease Rate: \$28 / SF NNN**

- **Lease Rate varies based on size and location of space within the building**
- **New retail center located at the busiest signalized intersections in Lebanon, OR. (SE corner of Hwy 20 & S. Airport Rd). Traffic Count: 24,700 VPD**
- **Opportunity to join brand new Starbucks drive-thru, AT&T and Jack-in-the-Box and Gentle Dental Other surrounding retailers include Safeway, Taco Bell, Auto Zone, Lebanon Mega Foods, Burger King, Les Schwab and more. Best location in Lebanon!**
- **Space can be demised from 1,500 SF to 3,710 SF. Gray shell, TIs negotiable. NNN expense: \$0.33/sf +/- per month**

**Subject Property
1,500 sf to 3,710 sf**



PENNINGTON REALTY, INC.

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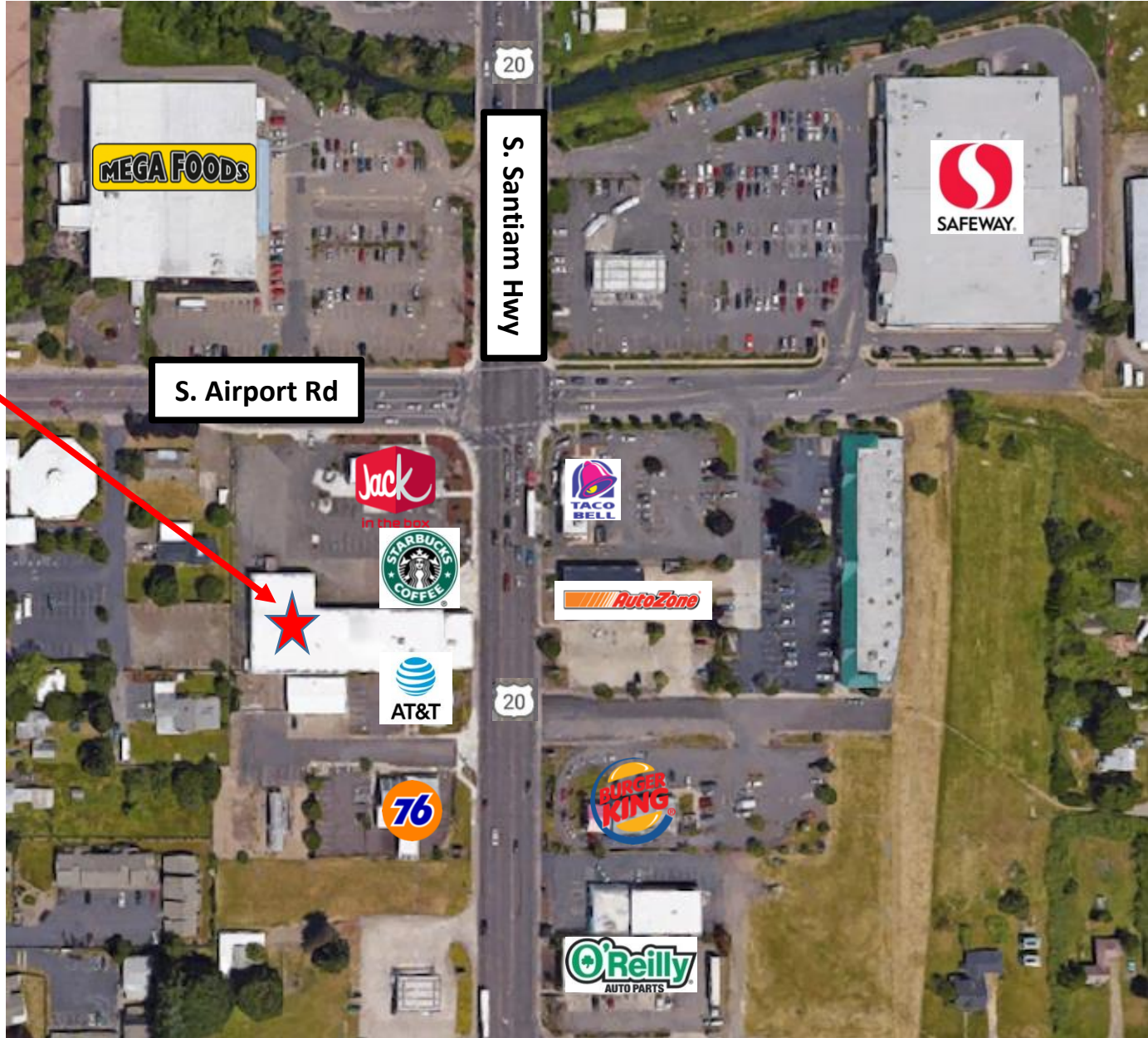
**JACK PENNINGTON
JOHN PENNINGTON, CCIM**

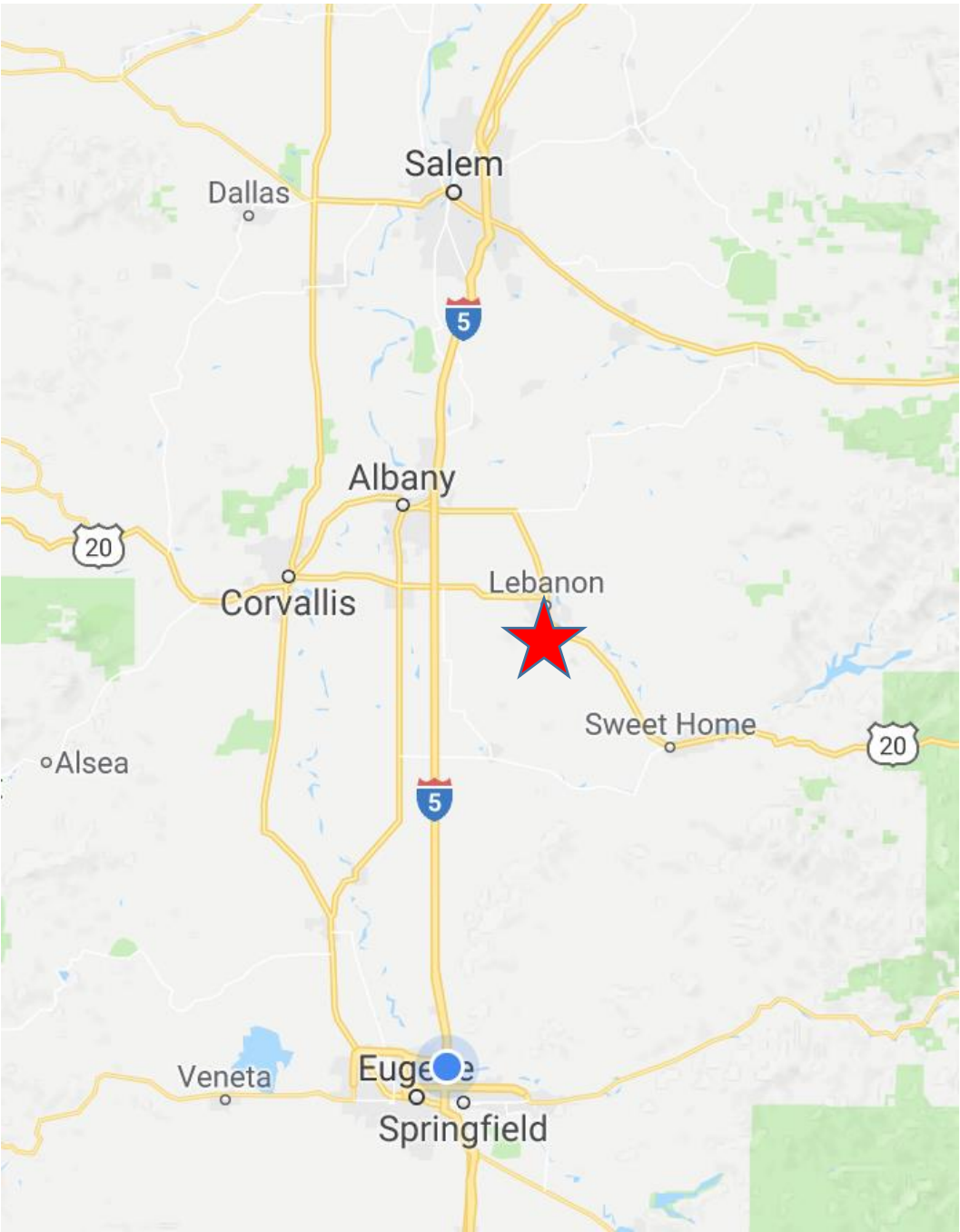


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2050/2060 S. Santiam Hwy
Lebanon, OR

Subject Property







NEW PYLON SIGN



Potential Space Demising

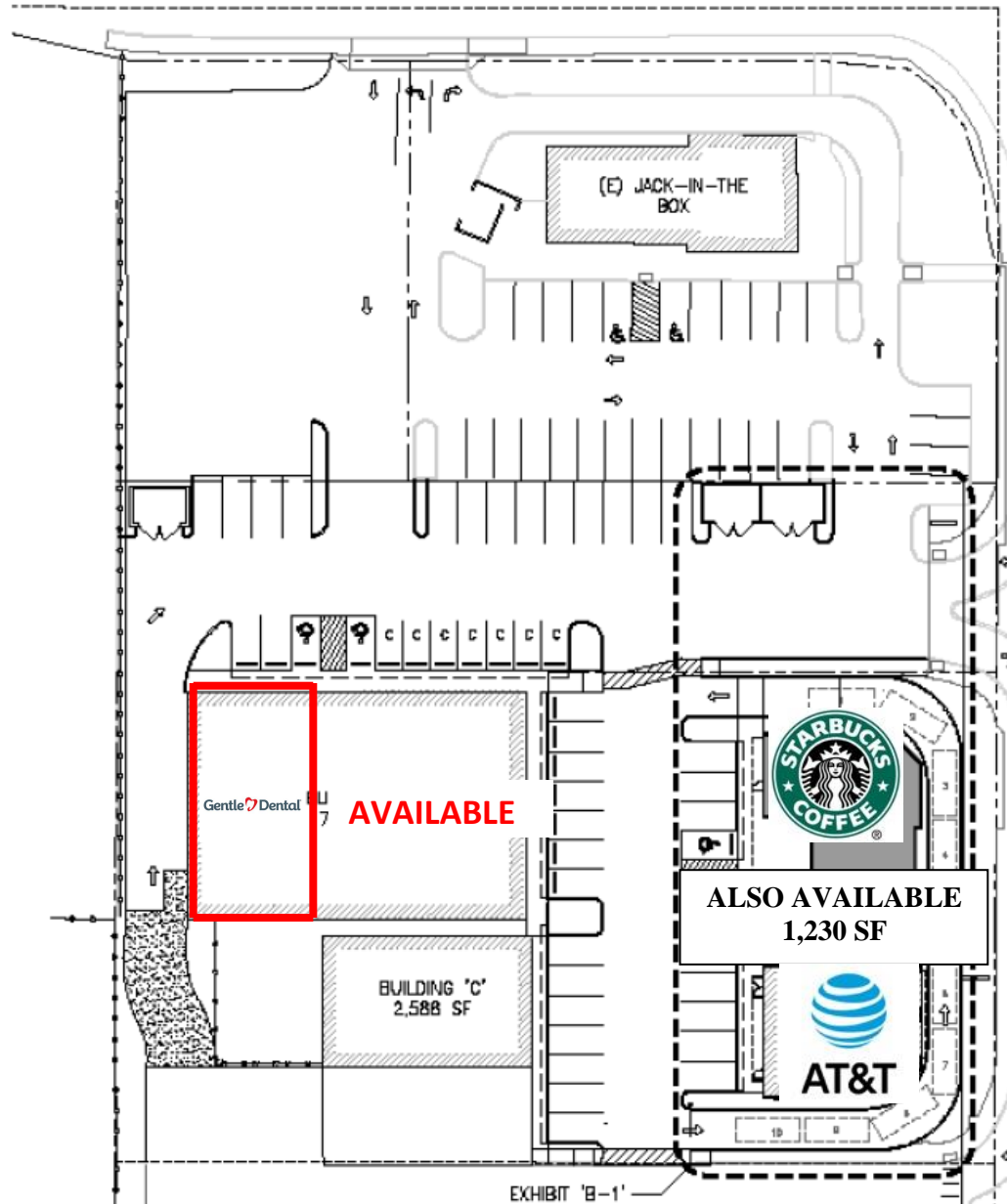


Site Plan

Signalized Corner



S. AIRPORT ROAD



HWY 20