



# RETAIL FOR LEASE

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

**Space Size: 3,587 SF (Divisible)  
Lease Rate: \$28 / SF NNN**

- **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, Gentle Dental, and Jack-in-the-Box. Other surrounding retailers include Safeway, Taco Bell, Auto Zone, Lebanon Mega Foods, Burger King, Les Schwab and more. Best location in Lebanon! Lease rent: \$28/sf NNN**
- **Space can be demised into two spaces: 1,230 SF to 3,587 SF. Gray shell, TIs negotiable. TIs available/negotiable NNN expense: \$0.33/sf +/- per month**

**PENNINGTON REALTY, INC.**

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Subject Property  
1,230 sf to 3,587 sf

**JACK PENNINGTON  
JOHN PENNINGTON, CCIM**



This information has been secured from sources deemed to be reliable. However, no warranty or guaranty is made by Owner or owner's agent as to the accuracy thereof and is subject to changes, errors, and omissions

2080 S. Santiam Hwy  
Lebanon, OR

Subject Property







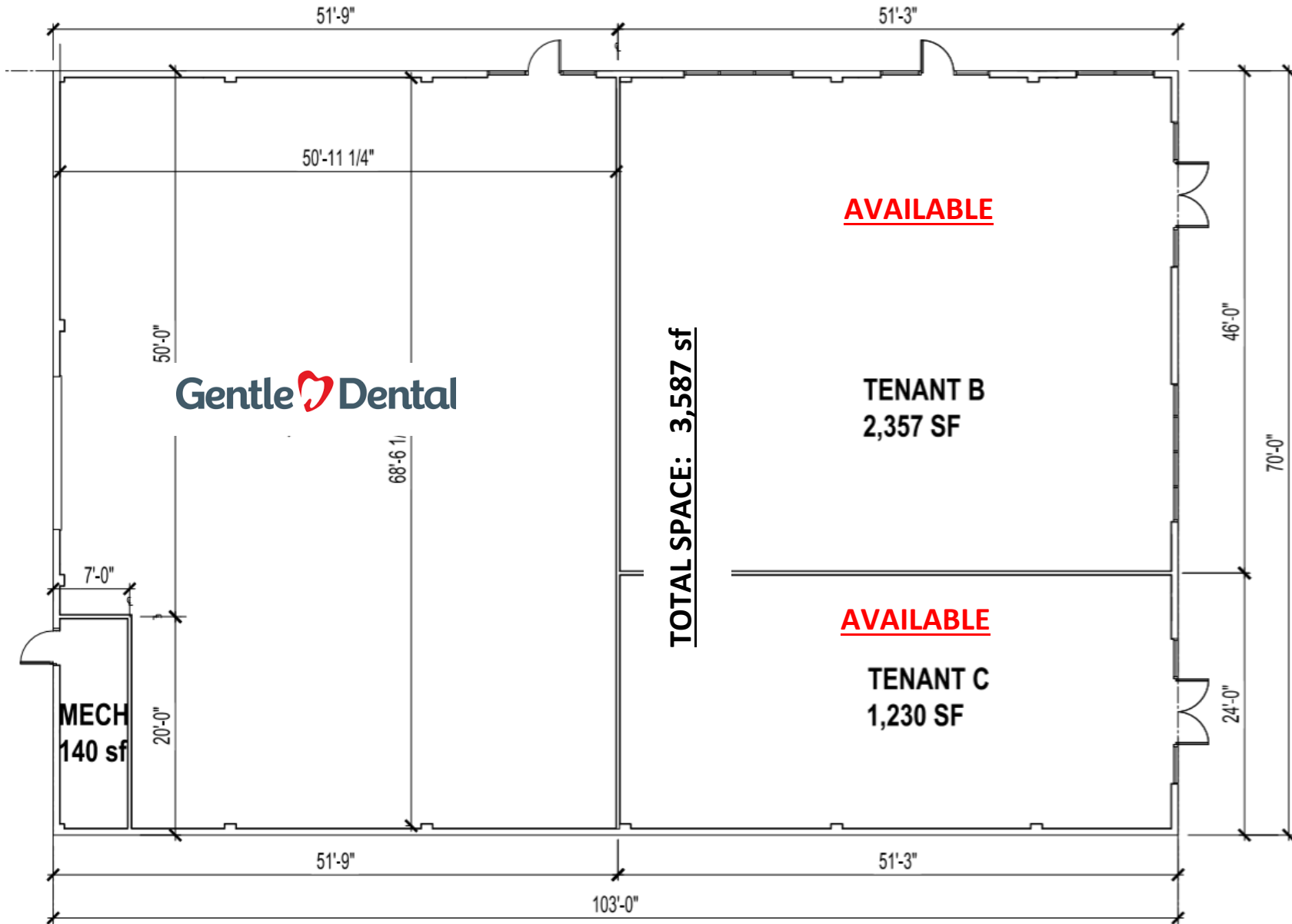


**NEW PYLON SIGN**



Potential Space Demising

TOTAL SPACE AVAILABLE: 3,587 sf  
Can be demised into two spaces



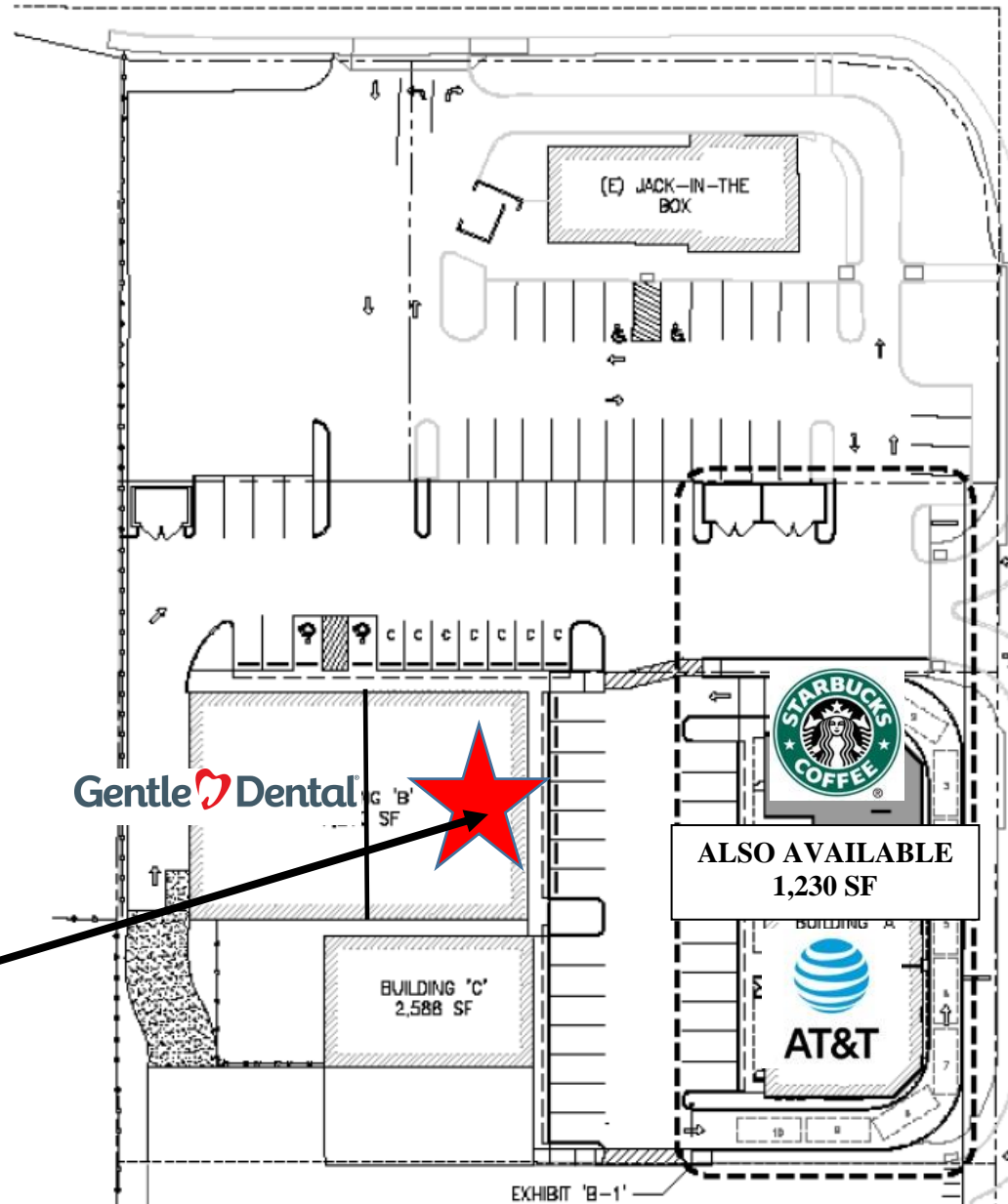
SITE PLAN

S. AIRPORT ROAD

Signalized Corner



HWY 20



Gentle  Dental



ALSO AVAILABLE  
1,230 SF

Subject Space(s)