

# FOR SALE - LOWES EXCESS PROPERTY



This Lowe's excess property opportunity is located in Klamath Falls in southwestern Oregon. The city of Klamath Falls serves a captive trade area with an extended draw. The immediate trade area has over 45,000 people, with an extended trade area that reaches well into California due to Oregon's lack of sales tax. Medford, the next closest trade area of equivalent size, is over 80 miles away.

National retailers in the trade area include: Fred Meyer (Kroger), Safeway, K-Mart, Petco, Ross Dress for Less, Office Depot, Michaels, Rite Aid, Bi-Mart, Famous Footwear, Jo-Ann Fabrics, Borders and Dollar Tree.

Call for leasing terms and economics.



## KLAMATH FALLS - LOWES EXCESS PROPERTY

Klamath Falls, Oregon

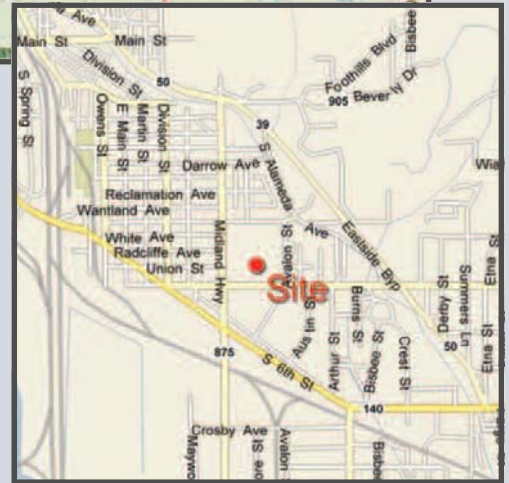
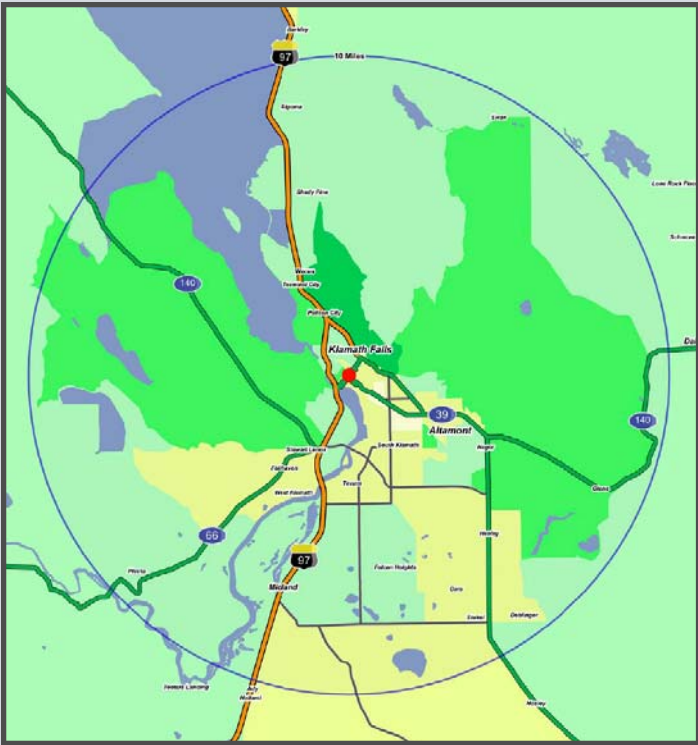
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<u>DEMOGRAPHICS (2010 EST.)</u>	<u>10 Mile</u>
Population	49,461
Households	20,591
Average Household Income	\$58,731
Daytime Employment	21,032

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