



\$39,265,000

TWIN CITY TOWN CENTER

<https://www.orioncp.com>



Scott Clements



David Butler

- Redevelopment, Retail
- David Butler, Scott Clements
- For Sale



Property Information

Status: For Sale

Broker(s): David Butler, Scott Clements

Type: Redevelopment, Retail

County: Lewis

Land Size (SF): 1,286,121

Building Size (SF): 310471

Year Built: 2002

Year Renovated: 2007

Cap Rate: 8

Date added: Added 5 months ago

Property Highlights

Property Highlights:

- 98% Leased leasehold power center shadow anchored by Walmart Supercenter
- Diversified anchor tenant line-up: The Home Depot, Grocery Outlet, Dollar Tree, Harbor Freight, O'Reilly Auto Parts, Walgreens, Starbucks, Wendy's
- 1.24-acre Retail Pad development opportunity
- Investment-Grade Credit Tenants: The Home Depot (Standard & Poor's: A), Petsense, Dollar Tree, Sherwin-Williams, Starbucks, Verizon & T-Mobile (Standard & Poor's: BBB)
- Highly-trafficked intersection, exposed to combined traffic counts of 65,000+ vehicles per day
- Easy access to and from Interstate-5
- Less than 5 miles from Centralia Outlets, made of more than 30 name-brand stores
- Located in income tax-free state

Documents

Marketing Materials - URL: [Offering Memorandum](#)

