

FOR LEASE



Build to Suit/Ground Lease | 4603 & 4701 E Sprague Avenue, Spokane Valley, WA 99212

Lease Rate: \$2.60/SF/NNN, Annually

Property Information:

Pad Site A:

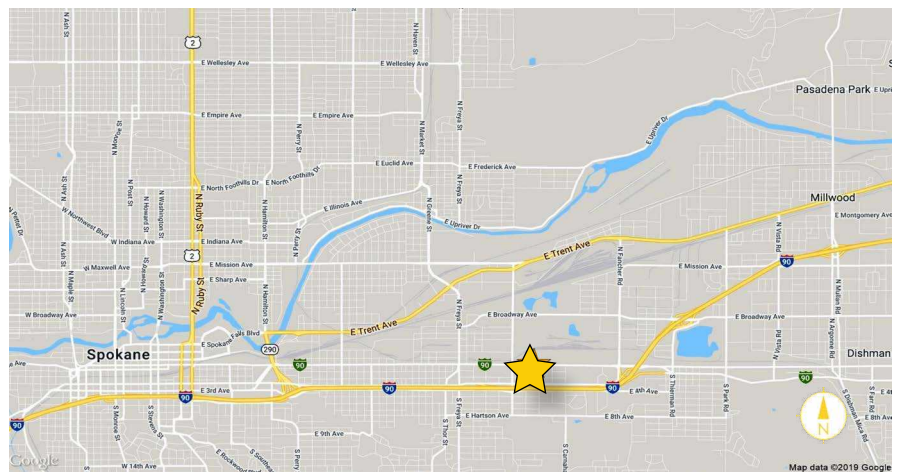
- 4701 E. Sprague Avenue
- \$1,249,274.00 Sale Price
- \$10,411/MO/NNN Lease Price
- ±48,049 SF

Parcel C

- 4603 E. Sprague Avenue
- \$954,460.00 Sale Price
- \$8,000/MO/NNN Lease Price
- ±36,710 SF

Features

- Anchored by Walmart - Now Open
- Lighted Intersection
- Zoned Regional Commercial



Neighboring Business:

Walmart, Home Depot, Lowes, Aslin Finch, Dollar Tree, Big 5, AutoZone, Carpet Barn, McDonald's, Wendy's, Jack in the Box, IHOP, Country Homes Power, Subway, Sprint, Mattress Firm, Intermountain Community Bank and Costco

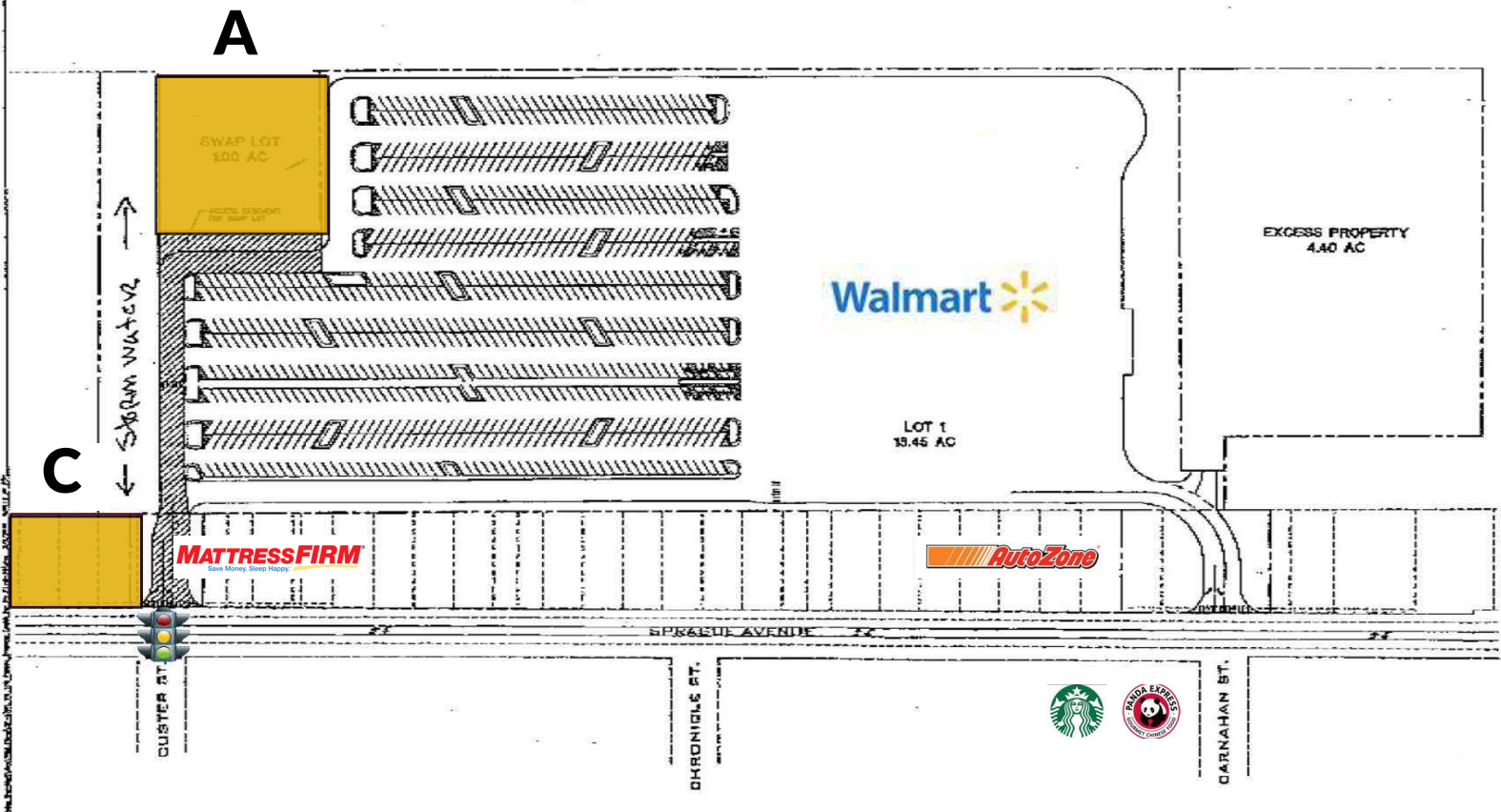
Chad Carper | 509.755.7572 or chad.carper@kiemlehaagood.com

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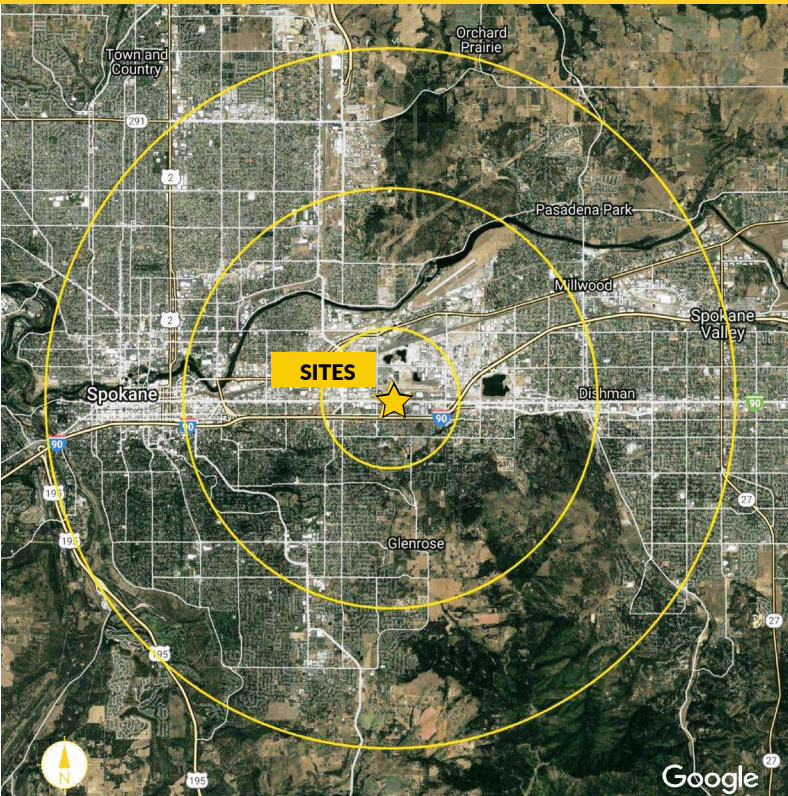


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TRAFFIC COUNTS:

Sprague @ Carnahan: ±23,154 ADT
 Fancher @ Sprague: ±32,911 ADT
 I-90 @ Havana: ±109,691 ADT

DEMOGRAPHICS

	1 mi	3 mi	5 mi
Est 2019 Population	4,912	71,221	214,898
Daytime Population	10,271	68,046	216,313
Proj Change 19-24	1.7%	1.7%	1.8%
Est Average 19 HHI	\$54,991	\$64,607	\$67,306
Est Median 19 HHI	\$50,966	\$54,061	\$54,649
Est Median Age	36.6	35.4	36.5

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