

For Lease

# Retail Land

# NAI Black



## 57th Avenue & Palouse Hwy

Spokane, Washington 99223

### Property Description

Total Lot Size: 3.18 Acres

Space Available:

Proposed Space:

Building 1: 7,500 SF +/- LEASED

Building 2: 3,025 SF +/-

Building 3: 8,560 SF +/- (Retail)

Building 4: 4,500 SF +/- ("C" Store) LEASED

Building 5: 3,000 SF +/- (Quick Service Restaurant)

Great location on a busy intersection on the South Hill.

Traffic Count: 57th Avenue - 7,692 ADT

Palouse Hwy - 5,583 ADT

### Lease Rate:

Contact Listing Agent For  
More Information

### OFFERING SUMMARY

Available SF	3,000 - 8,560 SF
Lot Size	3.18 Acres

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	8,577	\$89,758
3 Miles	43,255	\$96,759
5 Miles	102,347	\$89,359

For more information

**Dave Black, SIOR CCIM**

O: 509 622 3535

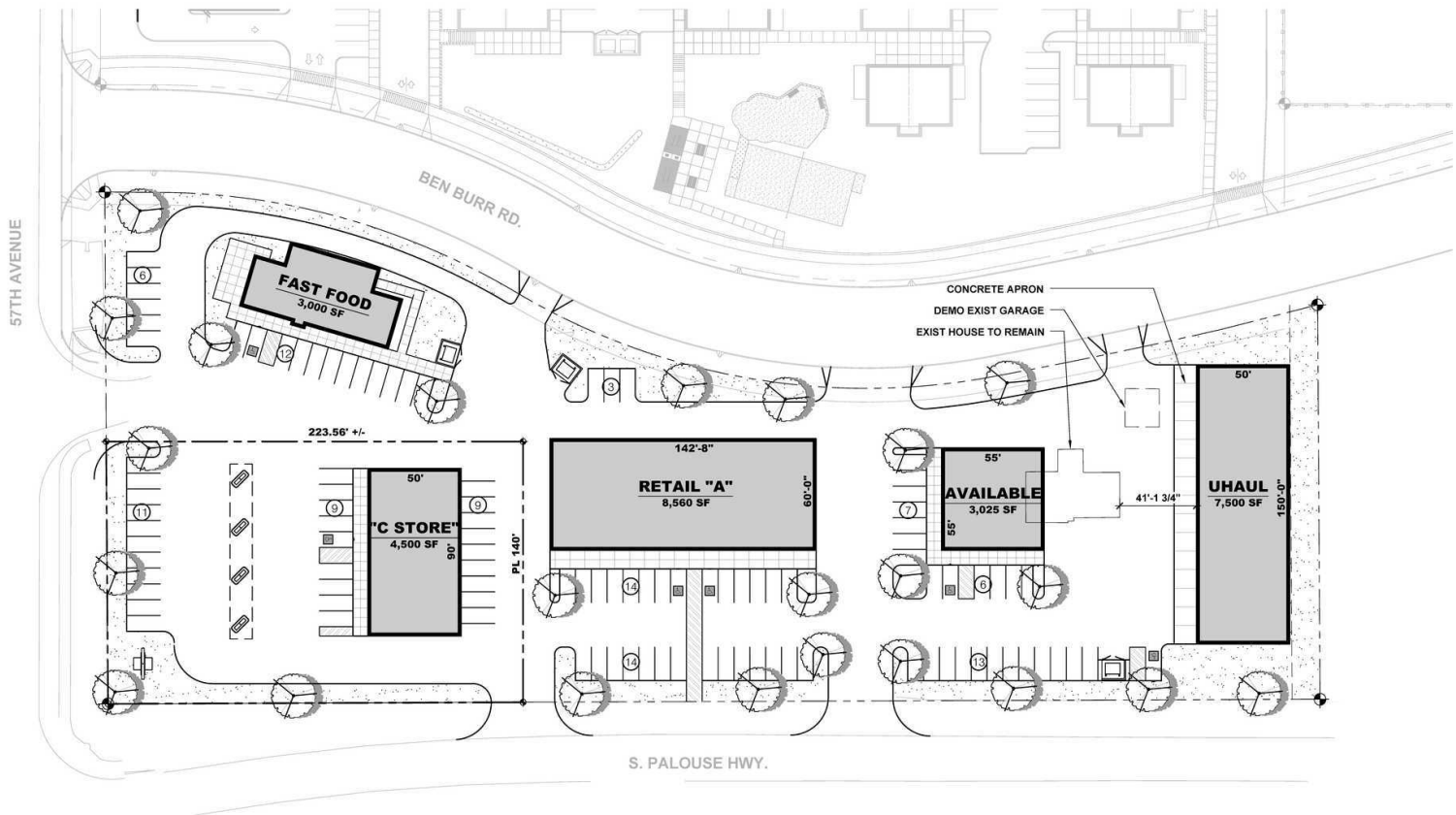
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For Lease

# Retail Land



**PRELIMINARY SITE PLAN**  
57TH & PALOUSE - 01.23.19



**MAP** **MERCER**  
**ARCHITECTURE**  
& **PLANNING**  
1950 N. BROADWAY RD., #101  
SPokane Valley, WA 99212

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