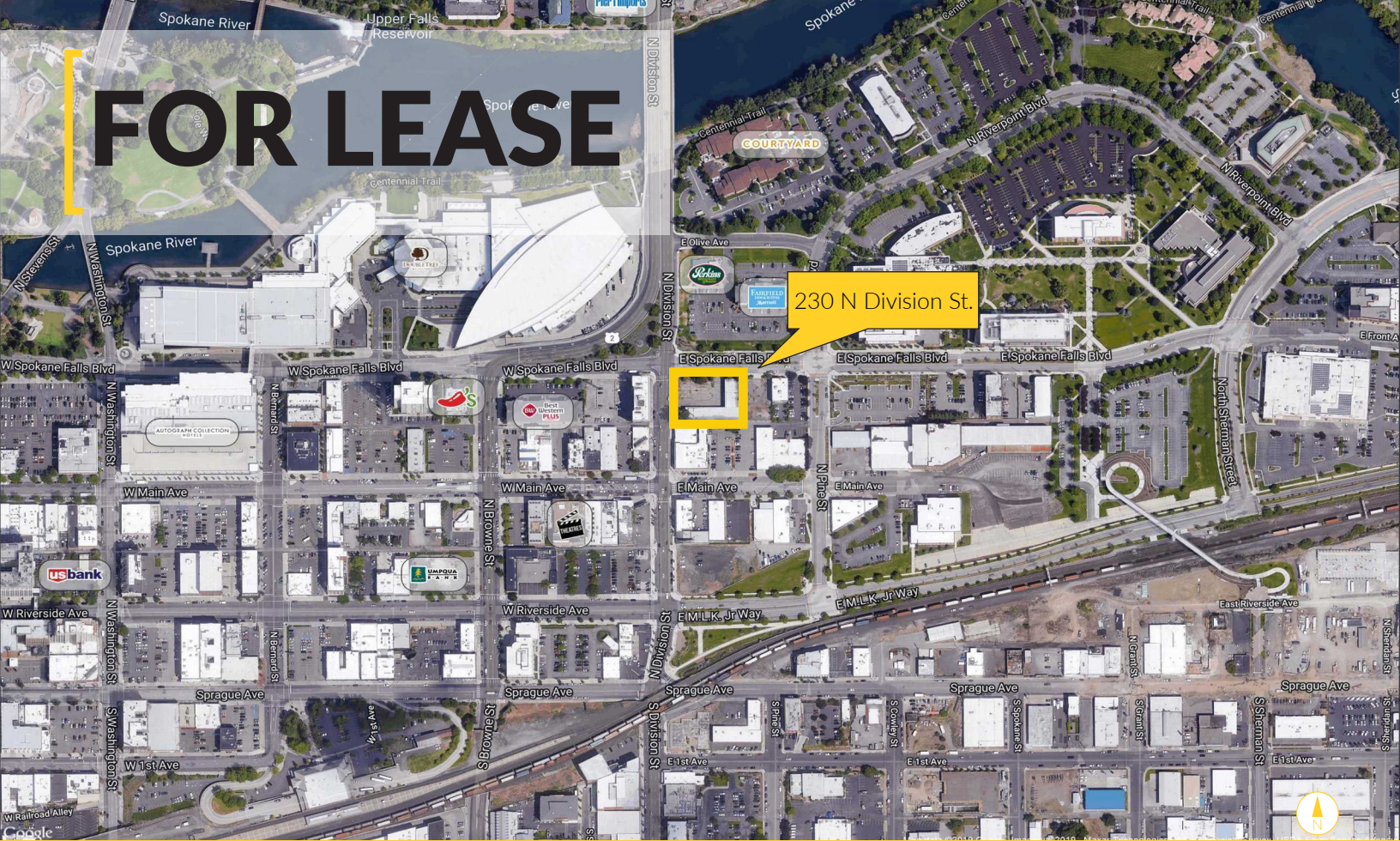


FOR LEASE



Midas Muffler

230 N. Division Street, Spokane, WA 99202

Retail / Industrial Space Available

Space Available: 11,137 SF

Lease Price: \$12.00/SF

- Year Built: 1978
- Total Lot SF: 41,187 SF
- Five year max term deal as owner has plans to redevelop the property
- Traffic Counts:
 - N Division St: ±25,000 ADT
 - E Spokane Blvd: ±5,000 ADT**Source: Sites USA/Google Earth Pro*
- Former Midas Muffler
- Located at the entrance of the University District
- 7 OH Doors
- Yard Area
- Great Visibility



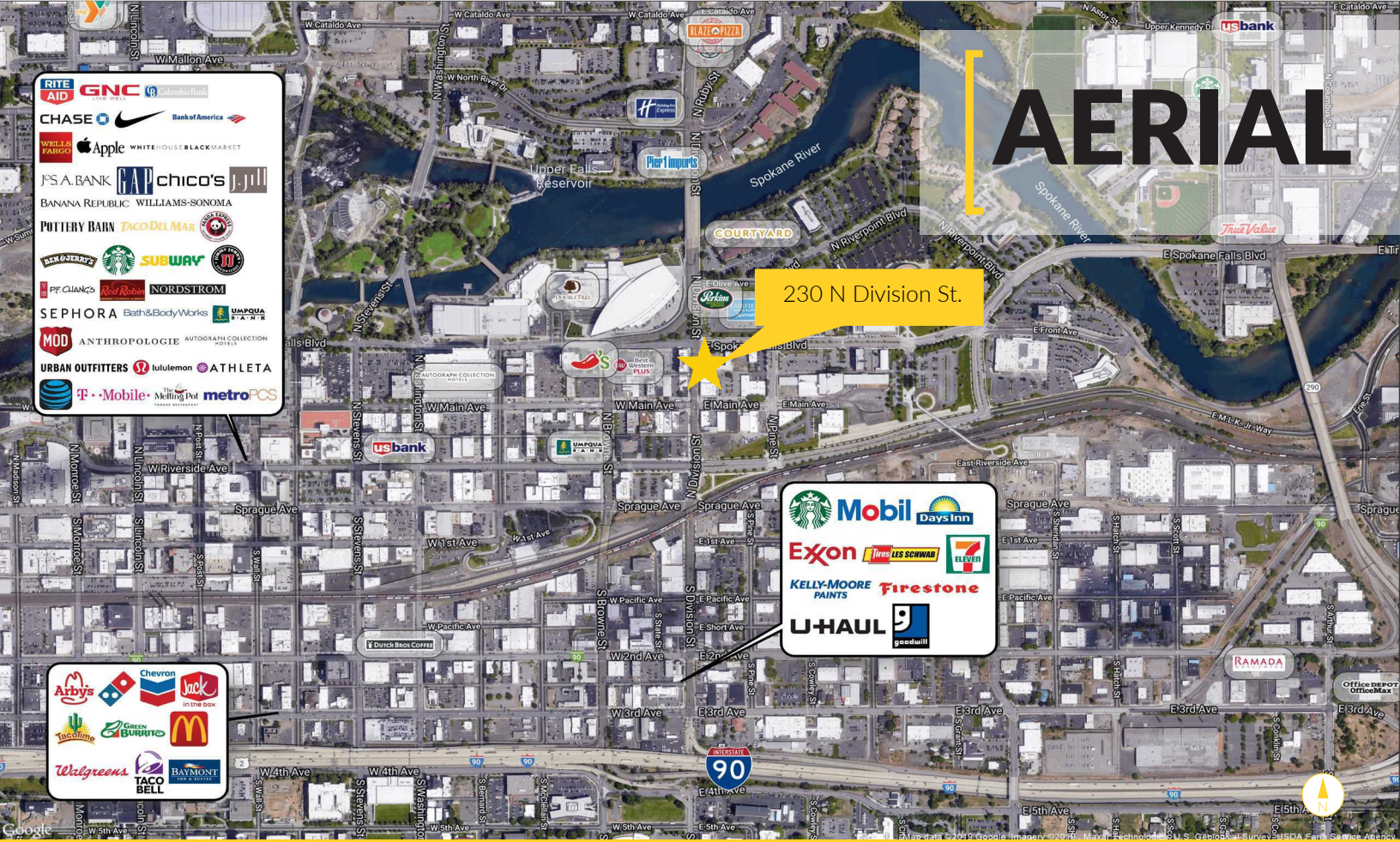
Carl Guenzel | 509.755.7543 or carlg@kiemlehagood.com

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AERIAL

230 N Division St.

Midas Muffler

230 N. Division Street, Spokane, WA 99202

Demographics

	1mi	3mi	5mi
Est Pop 2020	13,037	117,195	223,489
Projected Pop 2025	14,028	127,859	243,057
% Pop Change (20-25)	1.5%	1.8%	1.8%
Est Daytime Pop	71,350	141,711	213,997
2020 Average HHI	\$42,274	\$68,019	\$73,000
2020 Median HHI	\$30,065	\$50,617	\$55,253



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