

FOR LEASE



Build to Suit or Ground Lease

1400 E. Francis Ave, Spokane, WA 99208

Lease Rate:

\$1,500/Month

Total Available SF:

±27,000 SF of Land



Property Details

- **Parcel Number:** 36332.1908, 36332.1307, 36332.1306, 36332.1305, 36332.1304
- **Size:** This property contains approximately 27,000 SF of land from the existing railroad tie fence to Perry Street.
- **Term:** Five (5) to ten (10) years preferred
- **Utilities:** City sewer and water available in the adjoining street.

Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------------|----------|----------|----------|
| Estimated Population 20 | 20,679 | 100,961 | 202,061 |
| Projected Population 25 | 22,612 | 100,675 | 219,607 |
| Estimated Average HHI | \$47,683 | \$61,245 | \$67,020 |
| Estimated Median HHI | \$39,614 | \$48,689 | \$52,978 |
| Estimated Daytime Demos | 16,327 | 77,311 | 212,426 |
| Median Age | 33.4 | 33.9 | 35.3 |

Source: Regis Pro

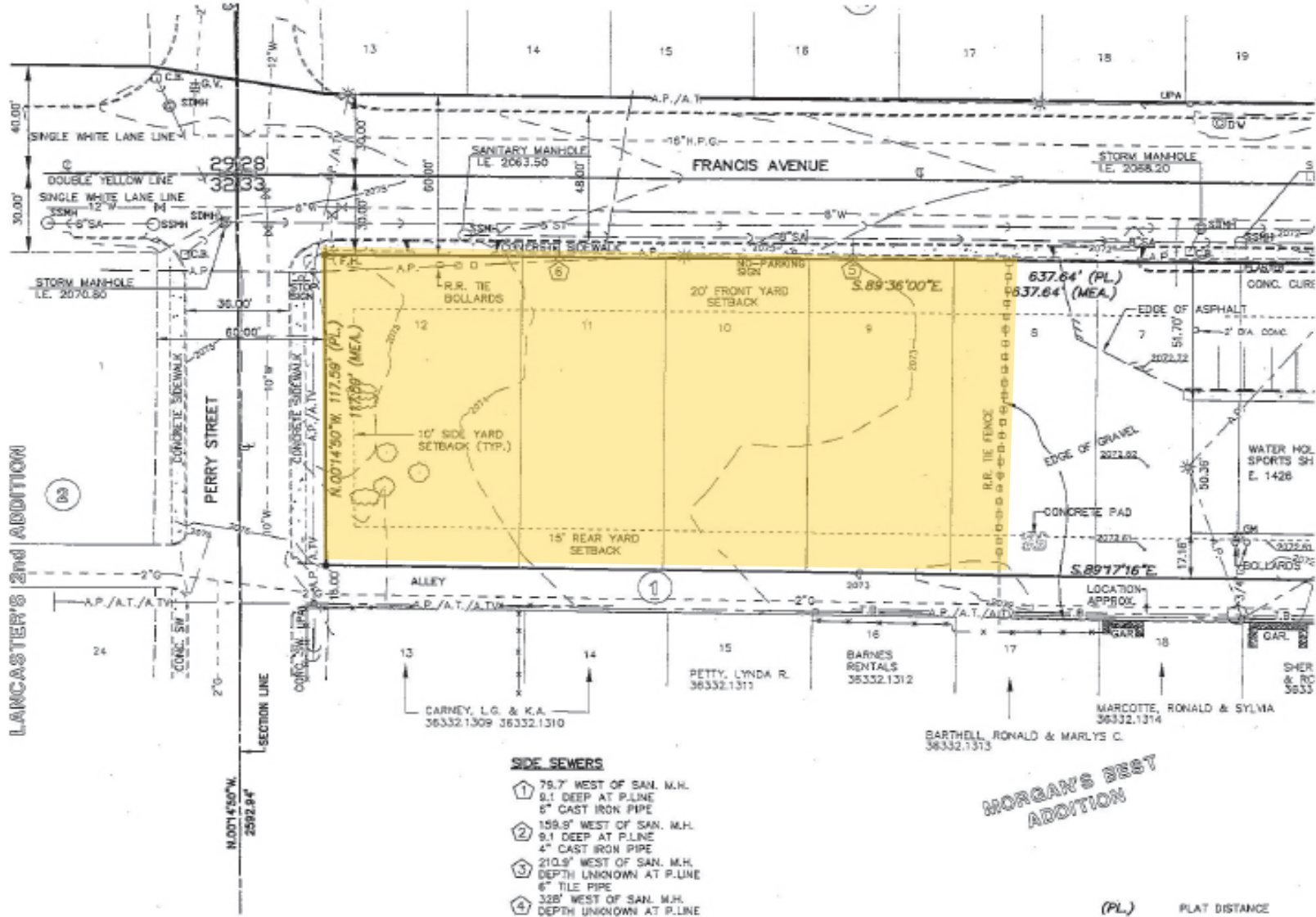
Carl Guenzel, Broker | 509.755.7543 or carlg@kiemlehagood.com

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Traffic Counts

Francis Ave between
Nevada and Perry:

+/-19,000 ADT

Nevada between Francis
Ave and Bismark:

+/-19,000 ADT

Nevada between Francis
Ave and Holyoke:

+/-22,000 ADT



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