

# FOR LEASE

**AVAILABLE**  
±7,634 SF; Divisible to ±3,000 SF

\*4% fee to the selling or outside broker

## Planet Fitness Building

1690 S Grand Avenue, Pullman, WA 99163

**Lease Rate:** \$20/SF/NNN  
**Bldg Size:** ±31,000 SF  
**Available:** ±7,634 SF  
**Divisible to:** ±3,000 SF

Exciting opportunity to occupy **two storefronts** that are being developed adjacent to a new Planet Fitness location. Landlord will put in storefront.

They are located near many major retailers along an arterial with traffic counts upwards of 20k per day.

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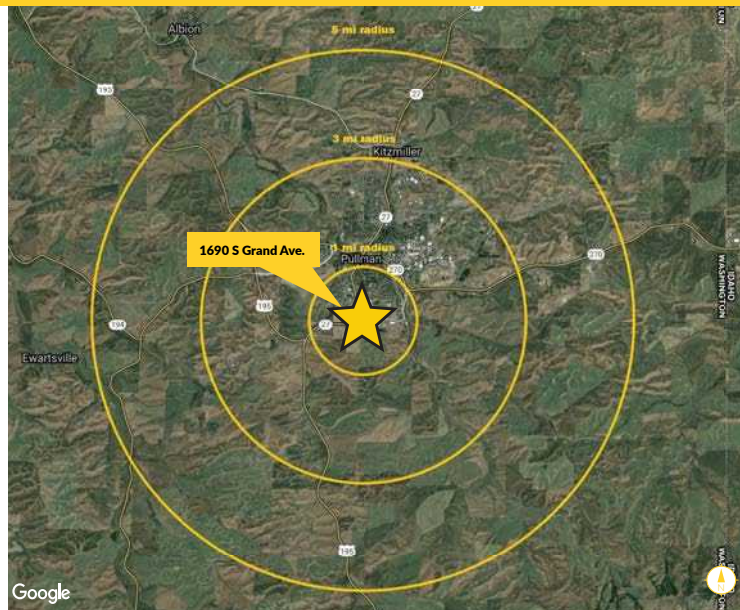


# AERIAL VIEW



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## TRAFFIC COUNTS

S Grand Ave & SE Bishop Boulevard:  $\pm 16,592$  ADT

## DEMOGRAPHICS

	1 MI	3 MI	5 MI
<b>Est Pop 2021</b>	4,707	33,743	34,379
<b>% Proj Yrly Pop 21-26</b>	1.7%	1.9%	1.9%
<b>% Hist Yrly Pop 10-20</b>	1.9%	1.2%	1.2%
<b>2021 Med Age</b>	33.6	25.9	25.9
<b>2021 Ave HHI</b>	\$98,197	\$60,250	\$60,601
<b>2021 Med HHI</b>	\$74,915	\$47,344	\$47,564

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