

Located half a
block North of
Safeway Center

MOSES LAKE LAND DEVELOPMENT OPPORTUNITY



GROUND LEASE or BUILD-TO-SUIT OPTIONS

323 S. Pioneer Way
Moses Lake, WA
98837

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**KIEMLE
HAGOOD**

PROPERTY OVERVIEW

* The previous building has been removed & the lot has been cleared.

MOSES LAKE GROUND LEASE OR BUILD-TO-SUIT

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Parcel Numbers:

1. 11109.2000 ± 13,615 SF
2. 11109.2001 ± 6,354 SF
3. 11109.3000 ± 2,030 SF
4. 11109.4000 ± 2,304 SF
5. 11109.5000 ± 10,918 SF

Total Land Size: ± 35,221 SF

Shape:

Generally Rectangular

Topography:

Level at street grade

County:

Grant County

Parking:

Per Code Based Upon
Development

Zoning:

General Commercial (GC)

Exposure:

Good/Excellent

Property Type:

Commercial

Access:

Good/Excellent

Frontage:

Approximately 225 Feet
on S Pioneer Way

Longitude:

47.132486

Latitude:

-119.271772



Google

PROPOSED SITE PLAN #1

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PROPOSED SITE PLAN #2

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PROPOSED SITE PLAN #3

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PROPOSED SITE PLAN #4

MOSES LAKE GROUND LEASE OR BUILD-TO-SUIT

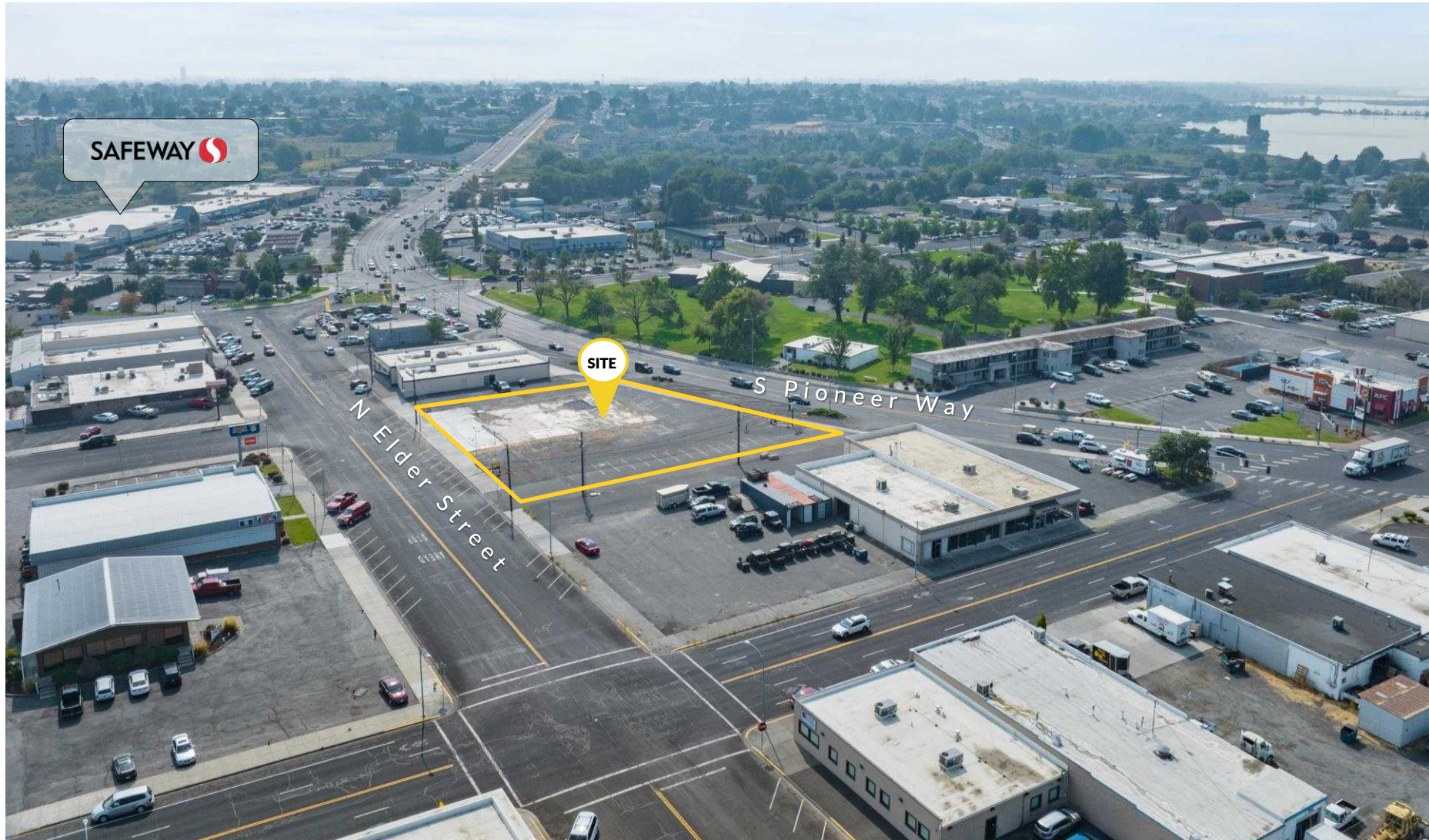
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SURROUNDING AREA

MOSES LAKE GROUND LEASE OR BUILD-TO-SUIT

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AERIAL VIEW

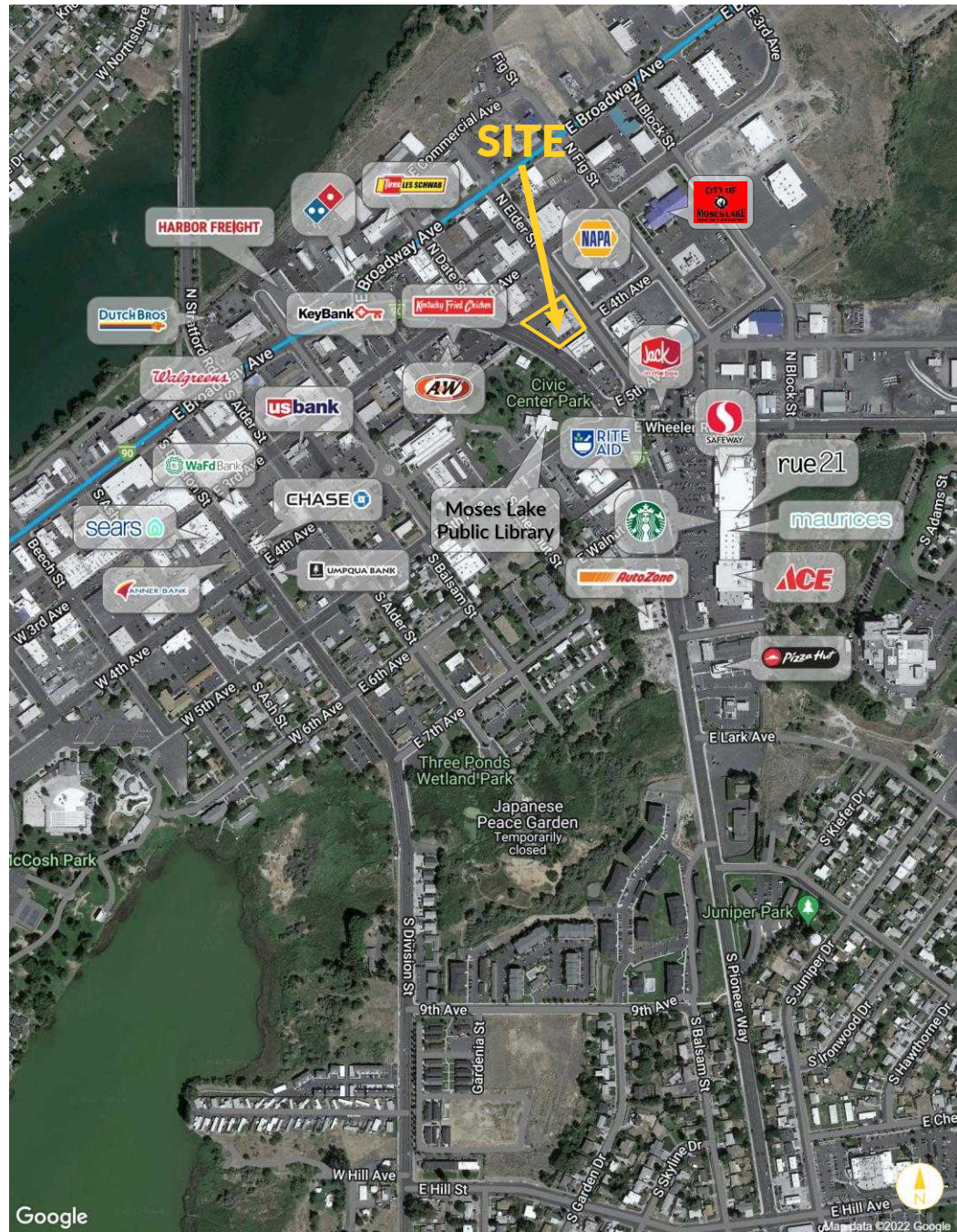
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NEARBY MAJOR RETAIL & COMMERCIAL USERS

Safeway
Mountain View Polaris
L.A. Auto Rack
Porterhouse Steakhouse
Jack in the Box
El Charro Expresso
Ripple Tavern
Travel Lodge
KFC

Les Schwab
Domino's Pizza
Harbor Freight Tools
Walgreens
Dutch Bro's Coffee
Napa Auto Parts
Moses Lake Museum
& Art Center
Moses Lake Public Library



DEMOS & TRAFFIC

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DEMOGRAPHICS

	1Mi	3Mi	5Mi
Estimated Population (22)	7,170	30,951	42,704
Projected Population (27)	7,779	32,816	44,815
Census Population (20)	7,278	30,194	42,092
Historical Annual Growth (10-20)	0.2 %	1.3 %	0.7 %
Projected Annual Growth (22-27)	1.7 %	1.2 %	1.0 %
Estimated Households (22)	2,793	11,533	15,602
Average Household Income (22)	\$50,402	\$61,723	\$69,945
Median Household Income (22)	\$53,998	\$60,306	\$64,991
Median Age (22)	29.8	30.9	31.4
Estimated Daytime Demographic (22)	7,348	19,208	27,159



TRAFFIC COUNTS

South Pioneer Way:

± 15,800 ADT

North Stratford Road:

± 28,600 ADT

East Broadway Avenue:

± 20,600 ADT

MOSES LAKE GROUND LEASE or BUILD-TO-SUIT

Land Development Opportunity

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601 WEST MAIN AVENUE, SUITE 400 | SPOKANE, WA 99201

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For more information on this opportunity:



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