

For Lease  
Build-to-Suit or Ground Lease

NAI Black



## 59XX Hwy 291

Nine Mile Falls, Washington 99026

### Property Highlights

- Prime Hwy 291 Commercial Frontage
- Located Across From Rosauers Shopping Center
- Approximately 1.5 Acres  $\pm$
- 600  $\pm$  Feet of Hwy Frontage
- Zoned Commercial per Stevens County
- Traffic Count: 18,000 VPD  $\pm$

**Lease Rate: To Be Determined**



For more information

**Jim Orcutt**

O: 509 622 3558

jorcutt@naiblack.com

**Dave Black, SIOR CCIM**

O: 509 622 3535

dblack@naiblack.com

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801 W. Riverside Avenue, Suite 300

Spokane, WA 99201

509 623 1000 tel

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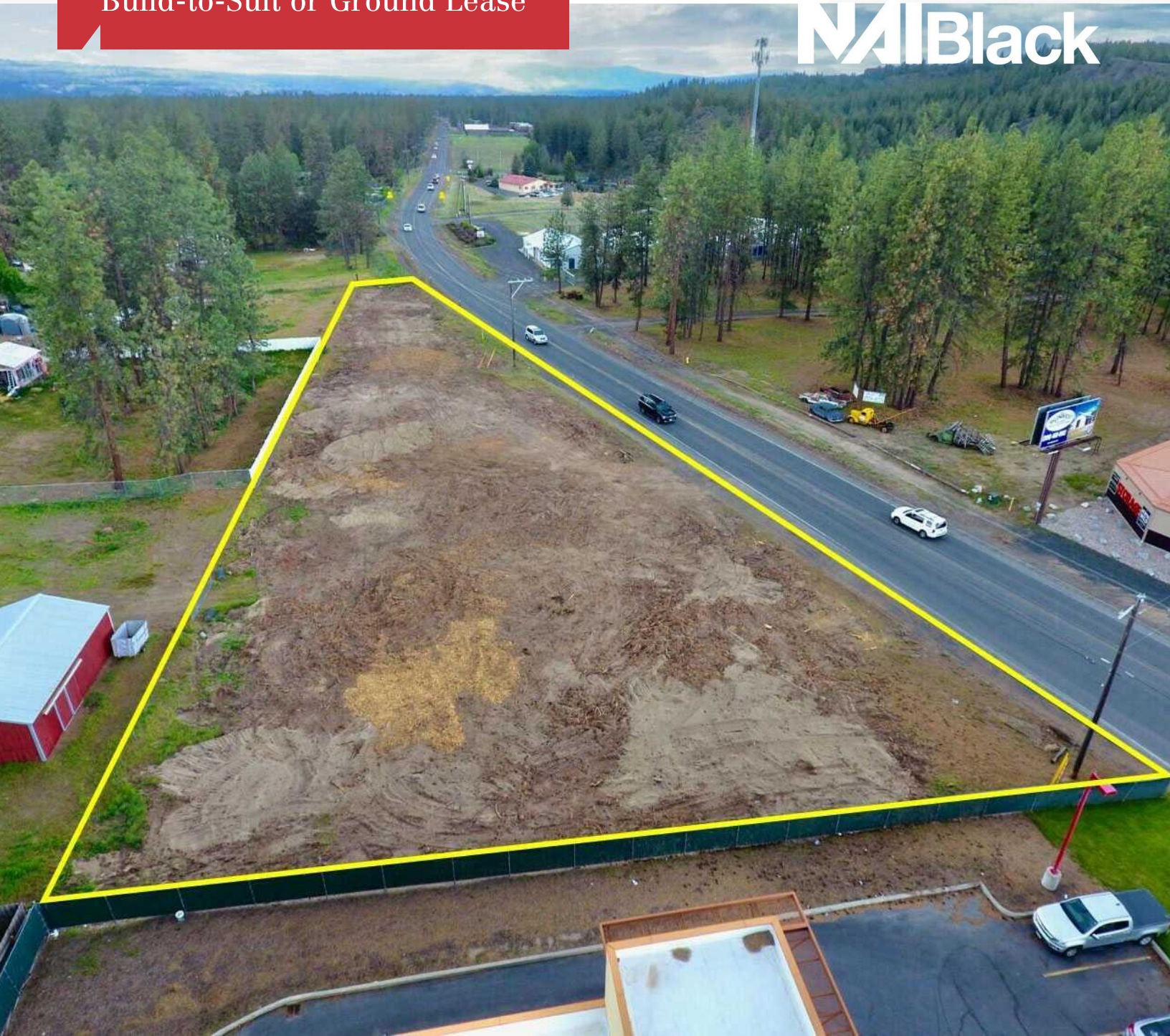


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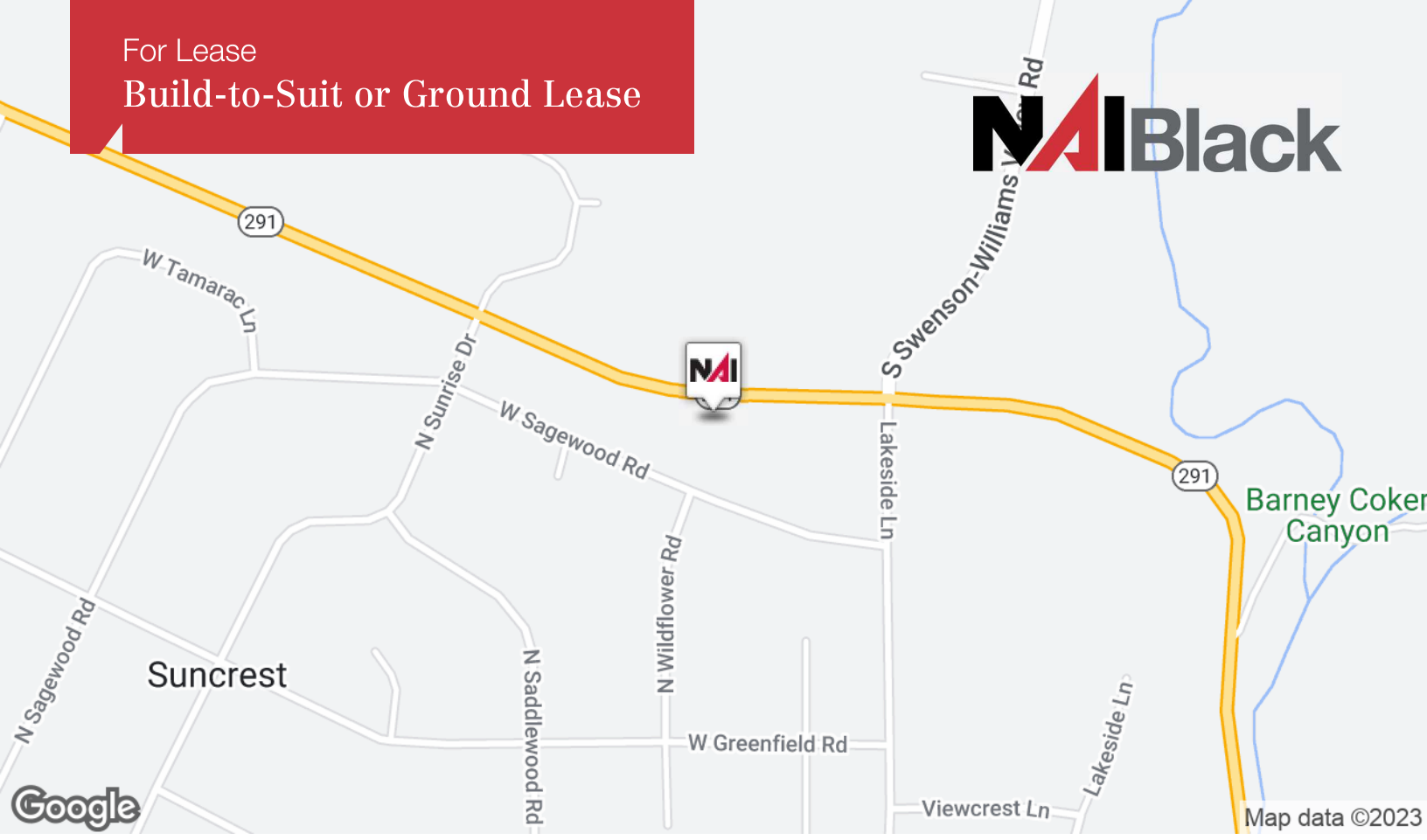
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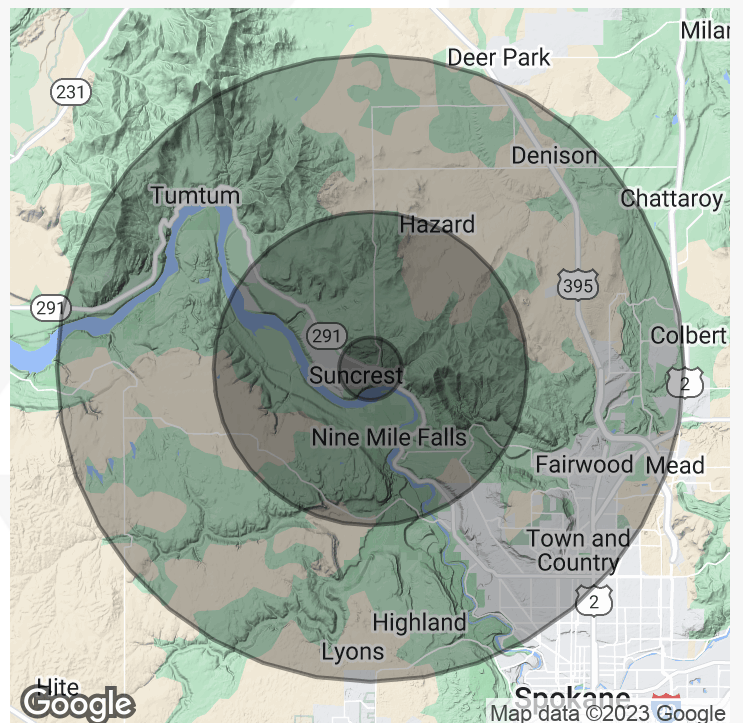
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Population	1 Mile	5 Miles	10 Miles
Total Population	7,577	147,863	350,229
Average Age	45.5	47.0	39.4
Average Age (Male)	41.3	46.0	39.1
Average Age (Female)	46.4	48.8	41.5

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,849	59,944	139,623
# of Persons per HH	2.61	2.40	2.42
Average HH Income	\$96,651	\$80,688	\$89,662
Average House Value	\$278,083	\$333,965	\$239,801

\* Demographic data derived from Esri forecast for 2022



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