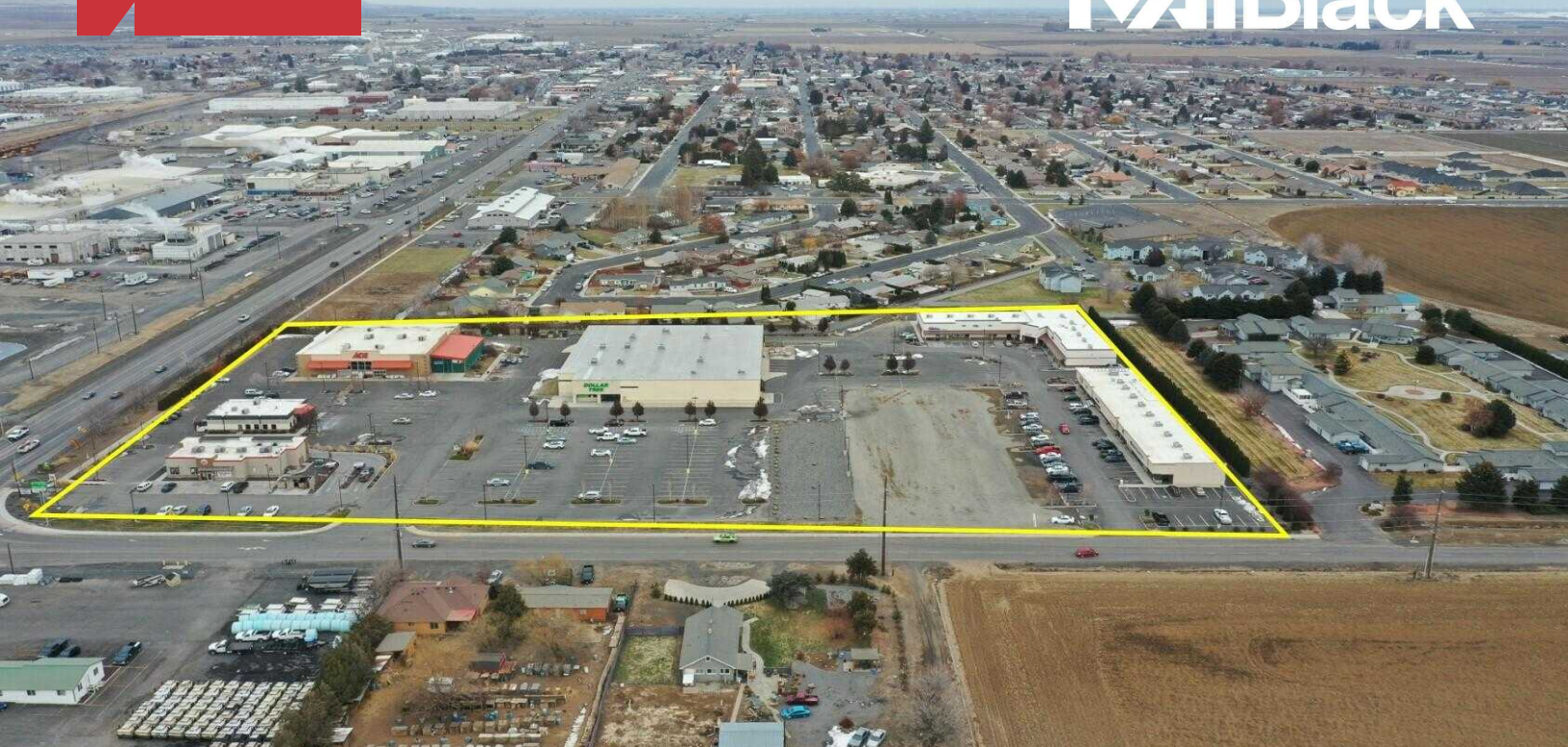


For Lease
Retail

NAI Black



814 13th Ave SW

Quincy, Washington 98840

Property Description

- Outstanding Retail Location
- Available Space:
814 13th Ave SW: 27,000 SF +/-
- Parcel #040411070 and 040411071
- Zoning: Commercial
- Built: 2010-2018
- Ample Parking
- Traffic Count: 12,000
- Near by Businesses: Anytime Fitness, Dollar Tree, Burger King, Ace Hardware, Washington Pharmacy, Sweetness Frozen Yogurt, Deliciosos Tamales and Quincy Valley Medical Center

Shopping Center also Available for Sale. Contact Listing Broker for Details

Lease Rate: \$14.00 SF/yr (NNN)



For more information

John Powers

O: 509 622 3563

jpowers@naiblack.com

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801 W. Riverside Avenue, Suite 300
Spokane, WA 99201
509 623 1000 tel
naiblack.com

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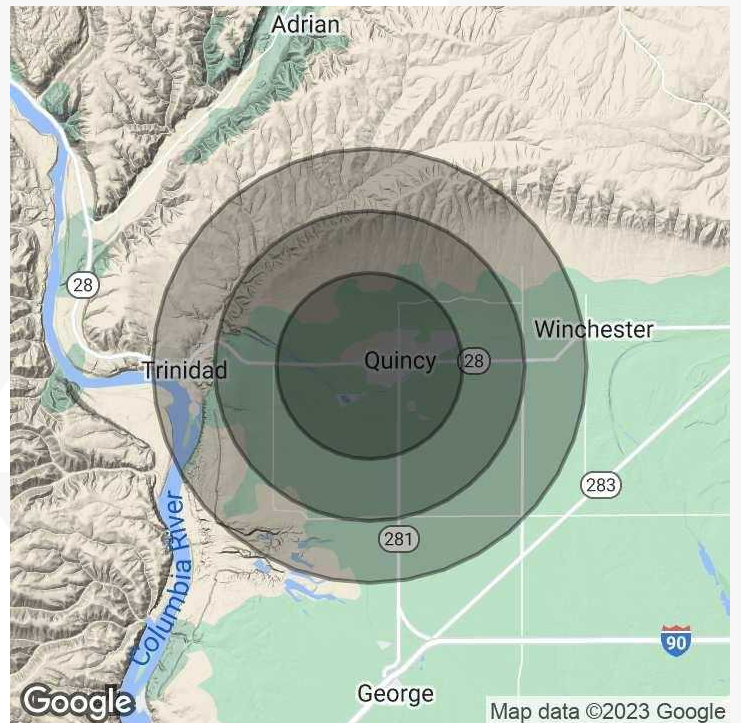
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| Population | 3 Miles | 5 Miles | 7 Miles |
|----------------------|---------|---------|---------|
| Total Population | 8,796 | 9,856 | 11,122 |
| Average Age | 27.9 | 29.0 | 29.5 |
| Average Age (Male) | 23.8 | 24.7 | 25.8 |
| Average Age (Female) | 21.6 | 22.2 | 23.0 |

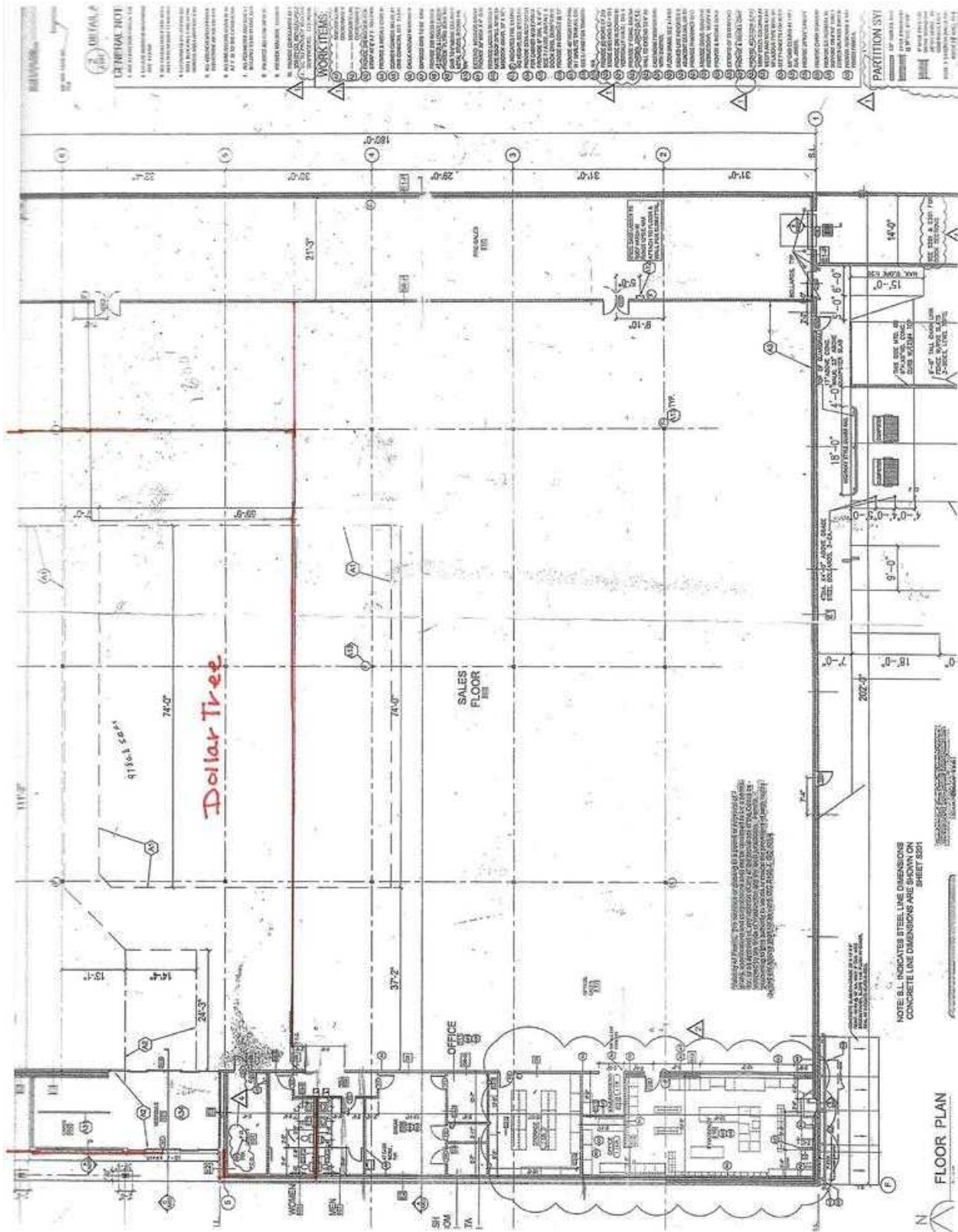
| Households & Income | 3 Miles | 5 Miles | 7 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,687 | 2,991 | 3,429 |
| # of Persons per HH | 3.25 | 3.25 | 3.19 |
| Average HH Income | \$95,319 | \$97,356 | \$98,429 |
| Average House Value | \$232,995 | \$230,231 | \$230,494 |

* Demographic data derived from Esri forecast for 2023



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Major Corporations Located In Quincy Valley



EXCEPTIONAL INFRASTRUCTURE



APPROVED FOREIGN TRADE ZONE STATUS



EXCELLENT LOCATION FOR FOOD PROCESSING, WAREHOUSING & DISTRIBUTION, CLOUD COMPUTING AND HIGH-TECH MANUFACTURING



WORLD-CLASS FIBER OPTICS AVAILABILITY



ABUNDANT, LOW-COST RENEWABLE ELECTRICAL POWER



EASY CONNECTIONS TO A KEY RAIL LINE & MAJOR INTERSTATE FREEWAY



GOOD SUPPLY OF NATURAL GAS



NEARBY COMMERCIAL AIR SERVICE

Located in the center of Washington State, the Port of Quincy is ranked as one of the top low-cost rural locations in the United States for business and economic development with state-of-the-art industrial infrastructure including abundant low-cost hydropower electricity, high-capacity bandwidth dark fiber, an ample supply of natural gas, a key cross-country rail main line (from Seattle to Chicago), a modern intermodal terminal, a major interstate freeway, a new water treatment system, close proximity to the Columbia River and plenty of water, skilled workforce, an active foreign trade zone, nearby commercial air service, and affordable industrial and commercial properties.

Data provided by the Port of Quincy