

For Lease

# Large Box Retail Space

# NAI Black

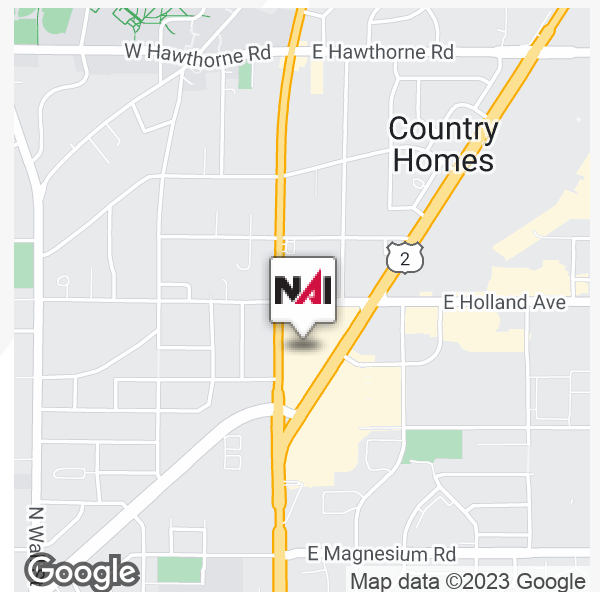


## 9312 N. Division St.

Spokane, Washington 99218

### Property Description

- Available Space: 8,593 SF ±
- Great Visibility
- Two Pylon Signage Opportunities
- Major Stores Within 1 Mile: Home Depot, Wal-Mart, Rosauers, McDonalds, Target, Dick's Sporting Goods, PetSmart, Wendy's, Chick-fil-A
- Co-Tenants: Skechers Outlet, Starbucks, The Barbers, McDonalds, Rite Aid, Rosauers, Wingstop, The Joint Chiropractic, Dollar Tree, Northwest Orthopedic Specialists
- Traffic Count: 67,000 Vehicles Per Day ±



For more information

**Stephen Pohl**

O: 509 622 3568

spohl@naiblack.com

**Drew Ulrick, SIOR**

O: 509 622 3562

dulrick@naiblack.com

## Lease Rate: \$18.00 SF/yr (NNN)

No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

801 W. Riverside Avenue, Suite 300

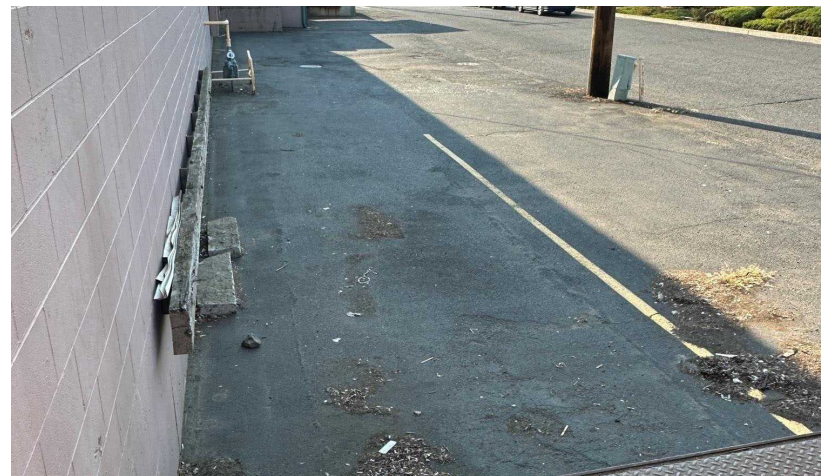
Spokane, WA 99201

509 623 1000 tel

[naiblack.com](http://naiblack.com)

For Lease  
Retail

NAI Black



No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

801 W. Riverside Avenue, Suite 300  
Spokane, WA 99201  
509 623 1000 tel  
[naiblack.com](http://naiblack.com)

For Lease

# Large Box Retail Space



No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

801 W. Riverside Avenue, Suite 300  
Spokane, WA 99201  
509 623 1000 tel  
[naiblack.com](http://naiblack.com)

For Lease  
**Large Box Retail Space**

**NAI Black**



Map data ©2023 Google Imagery ©2023 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

801 W. Riverside Avenue, Suite 300  
 Spokane, WA 99201  
 509 623 1000 tel  
[naiblack.com](http://naiblack.com)

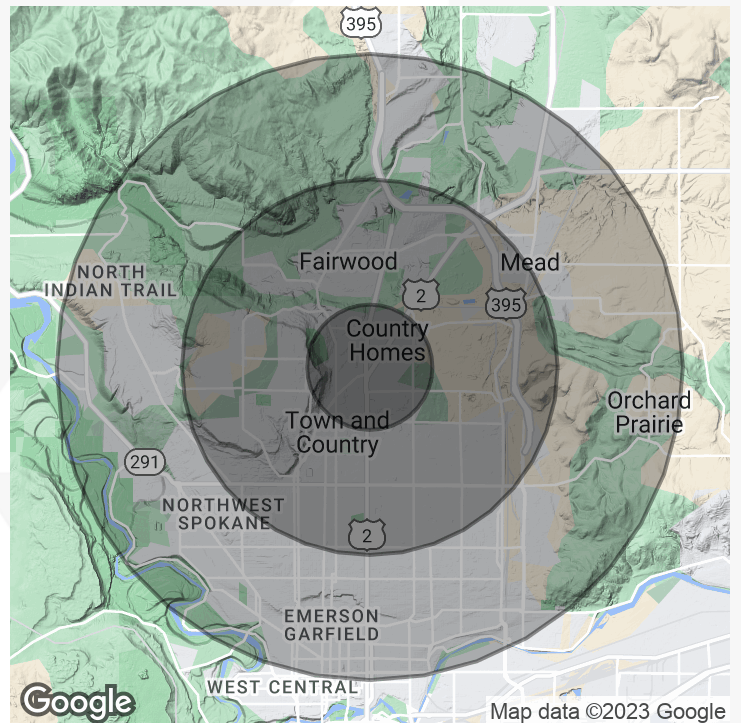
For Lease  
**Large Box Retail Space**



Population	1 Mile	3 Miles	5 Miles
Total Population	11,297	78,078	176,517
Average Age	32.0	36.7	37.7
Average Age (Male)	32.1	36.1	37.3
Average Age (Female)	33.9	38.9	39.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,158	31,150	69,808
# of Persons per HH	2.44	2.45	2.49
Average HH Income	\$73,086	\$84,567	\$84,293
Average House Value	\$239,801	\$201,568	\$207,596

\* Demographic data derived from Esri forecast for 2023



No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

801 W. Riverside Avenue, Suite 300  
 Spokane, WA 99201  
 509 623 1000 tel  
[naiblack.com](http://naiblack.com)