

For Lease
Land

NAI Black



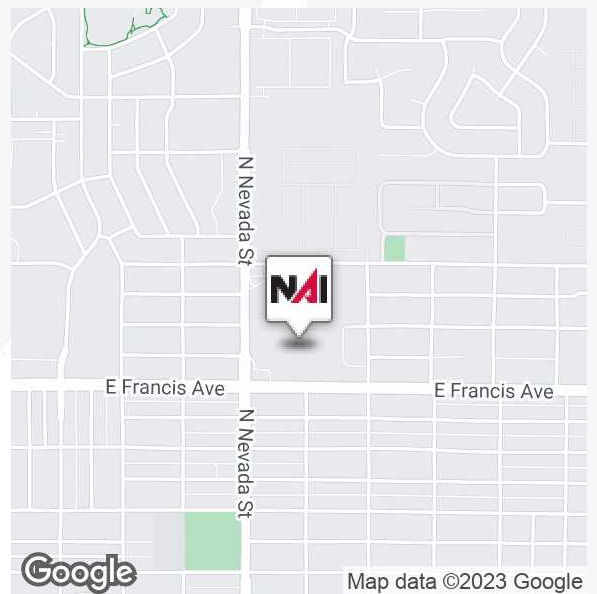
1123 E. Francis Ave.

Spokane, Washington 99208

Property Description

- Ground Lease or Build to Suit
- Lot Size: 1.69 AC ±
- Zoning: Commercial-Light Industrial
- 121' ± x 607' ±
- Zoning: GC-70
- Traffic Count: 23,800 VPD ±
- Cross Easement to Albertsons Center
- Curb Cut Access to E. Francis Ave.

Ground Lease Rate: \$4,000.00 per month (NNN)



For more information

Stephen Pohl

O: 509 622 3568

spohl@naiblack.com

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.

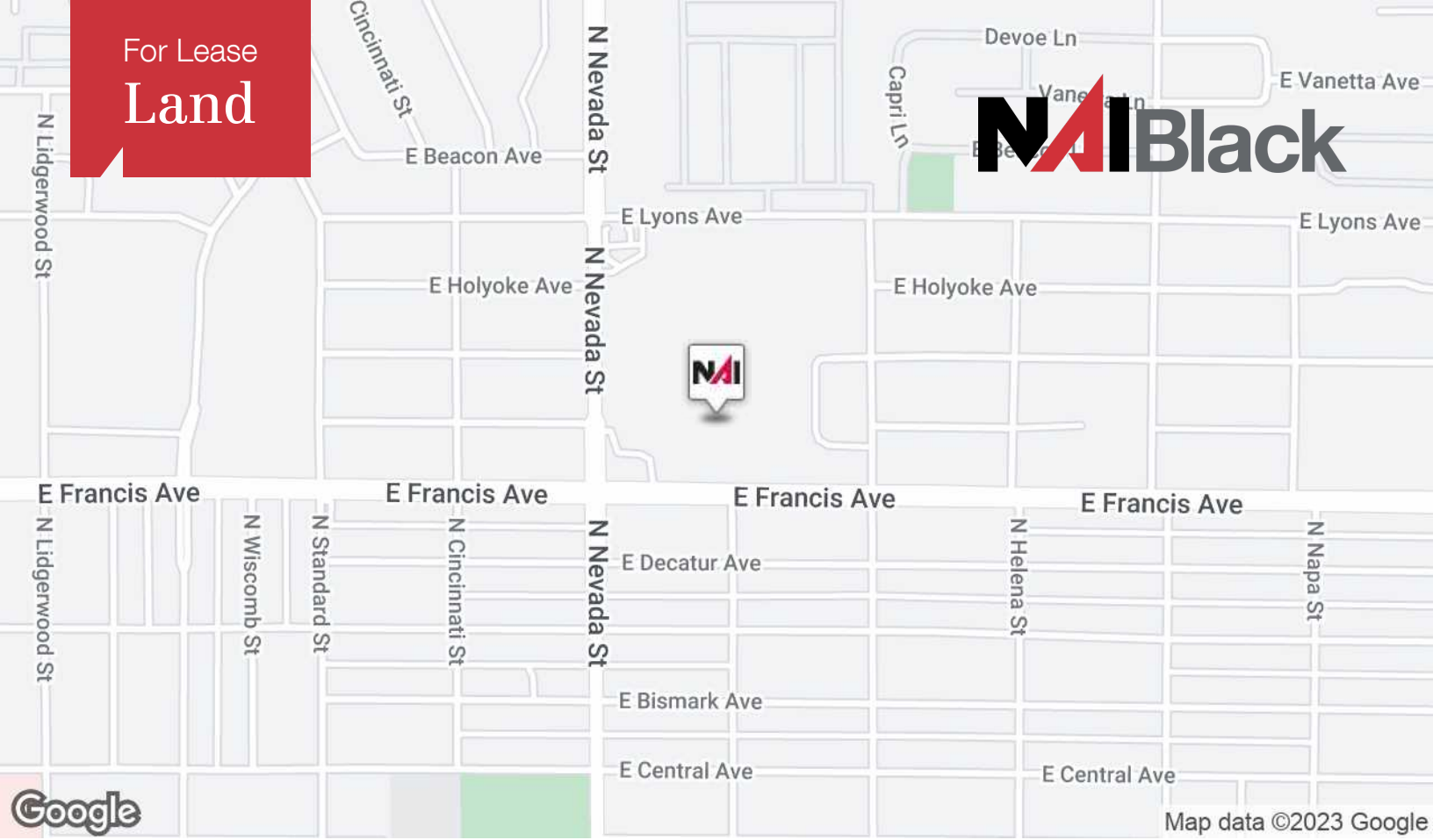
801 W. Riverside Avenue, Suite 300

Spokane, WA 99201

509 623 1000 tel

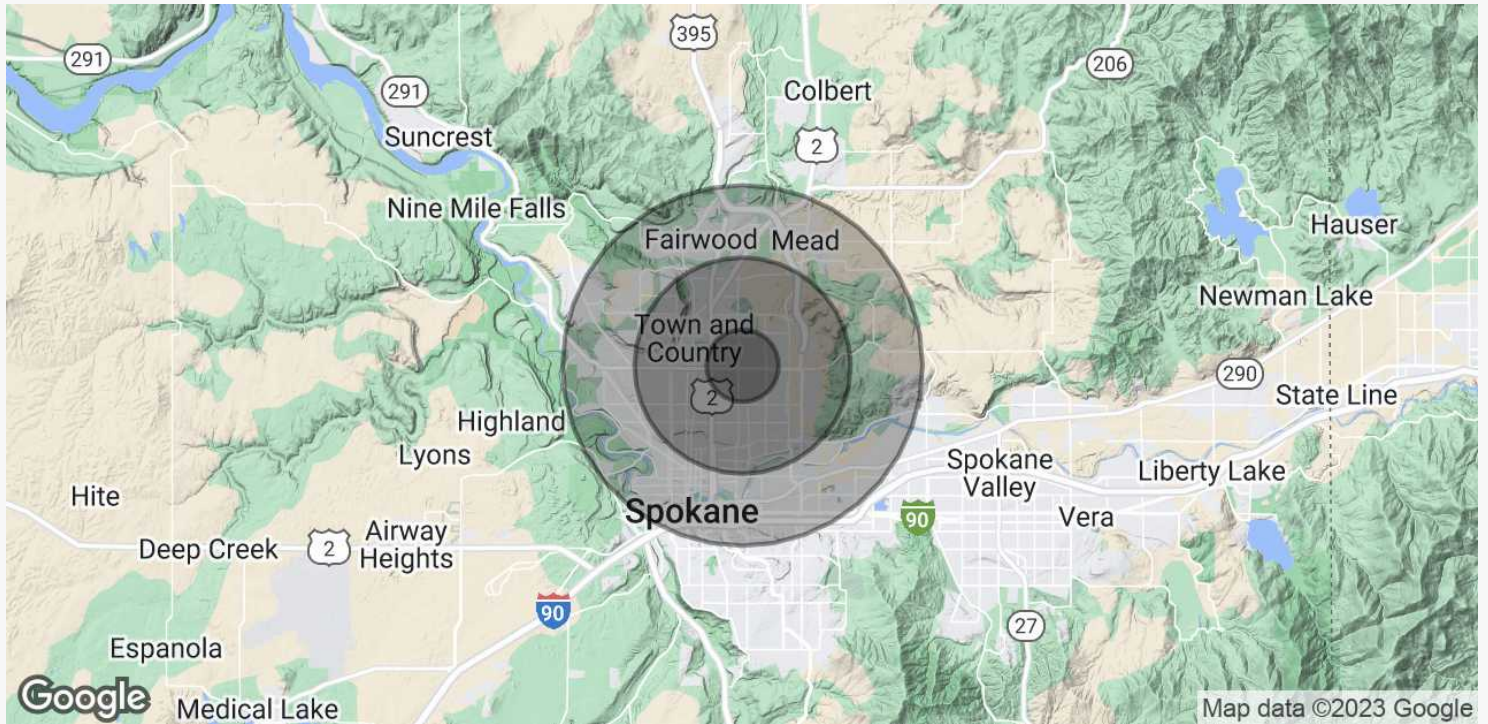
naiblack.com

For Lease
Land



NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to the NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, and e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law. E. A signed statement by you under penalty of perjury that the information in your notice is accurate and that you are the copyright or intellectual property owner or are authorized to act on the owner's behalf. After reviewing the complaint and determining if the complaint is valid, NAI Black will work to quickly remove the infringing material or disable access to it. Note: There are substantial penalties for false claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as follows:
By e-mail: mary@commercialmls.com | Subject Line: Copyright Concern
By mail: Commercial Brokers Association Attn: DMCA Designated Agent | 12131 113th Ave NE Suite 101 | Kirkland, WA 98034

If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.



	1 Mile	3 Miles	5 Miles
Population			
Total Population	21,254	106,977	212,267
Average Age	37.8	36.0	37.4
Average Age (Male)	36.0	34.9	36.4
Average Age (Female)	39.2	36.9	38.4
Households & Income			
Total Households	9,433	43,107	86,068
# of Persons per HH	2.23	2.44	2.37
Average HH Income	\$60,551	\$71,865	\$78,635
Average House Value	\$126,318	\$171,880	\$189,106

* Demographic data derived from Esri forecast for 2023