

FOR LEASE



SUITE #2

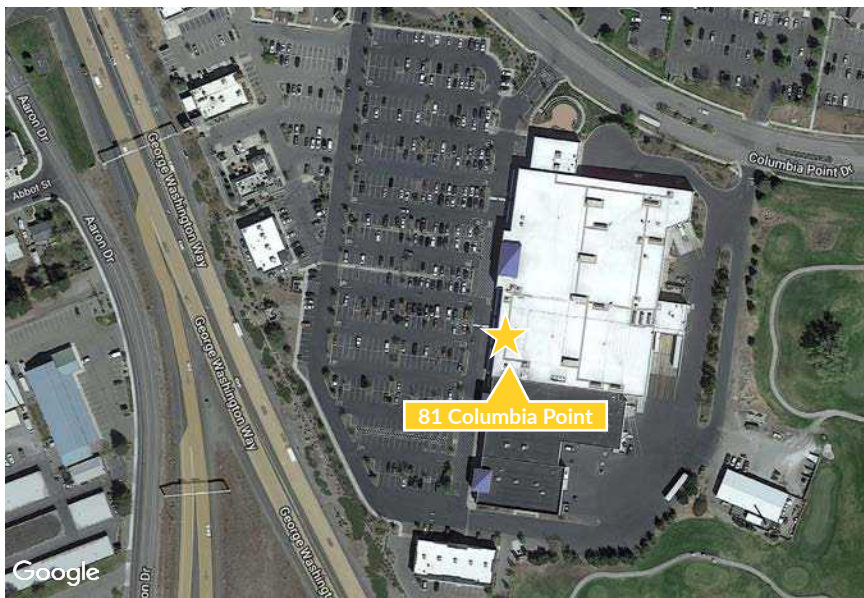
Available SF: ±5,000 RSF

Lease Rate: \$22.50 PSF, NNN

Est. 2023 NNN Expense: \$3.75 PSF

Available: December 1st, 2023

- Spaces can be combined for a total of ±25,000 RSF
- Rear Loading Dock
- Abundant Parking



WINCO SHOPPING CENTER

81 Columbia Point Drive
Richland, WA 99352

[View
Location](#)

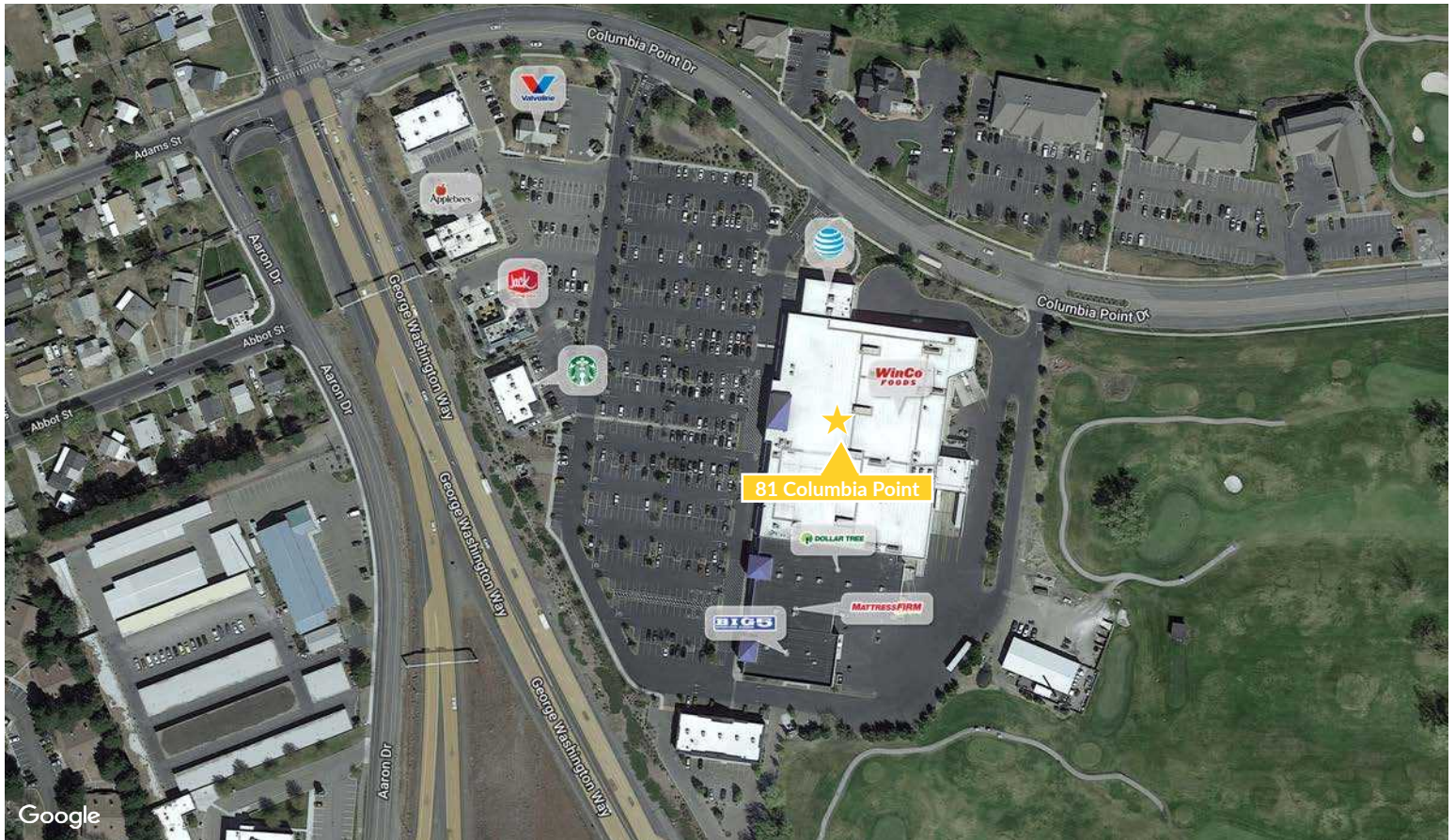


CARL GUENZEL, BROKER

509.755.7543

carlg@kiemlehgood.com

**KIEMLE
HAGOOD**



DEMOGRAPHICS

	1 MI	3 MI	5 MI
Est. Population (2023)	4,706	58,125	131,823
Proj. Population (2028)	7,939	70,415	131,152
Proj. Annual Growth (23-28)	0.9 %	1.2 %	1.3 %
Estimated Households (2023)	1,947	23,162	50,033
Average Household Income (2023)	\$86,469	\$123,695	\$126,434
Median Household Income (2023)	\$69,969	\$99,350	\$102,641
Median Age (2023)	32.3	36	35.7
Est. Daytime Demographics (2022)	4,048	38,956	84,226

TRAFFIC COUNTS

ADT: Average Daily Traffic

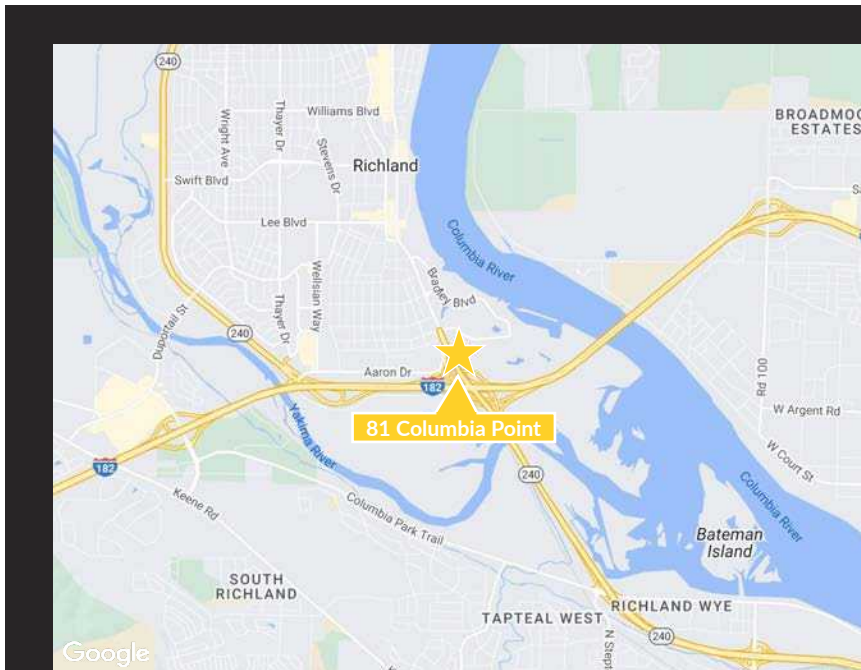
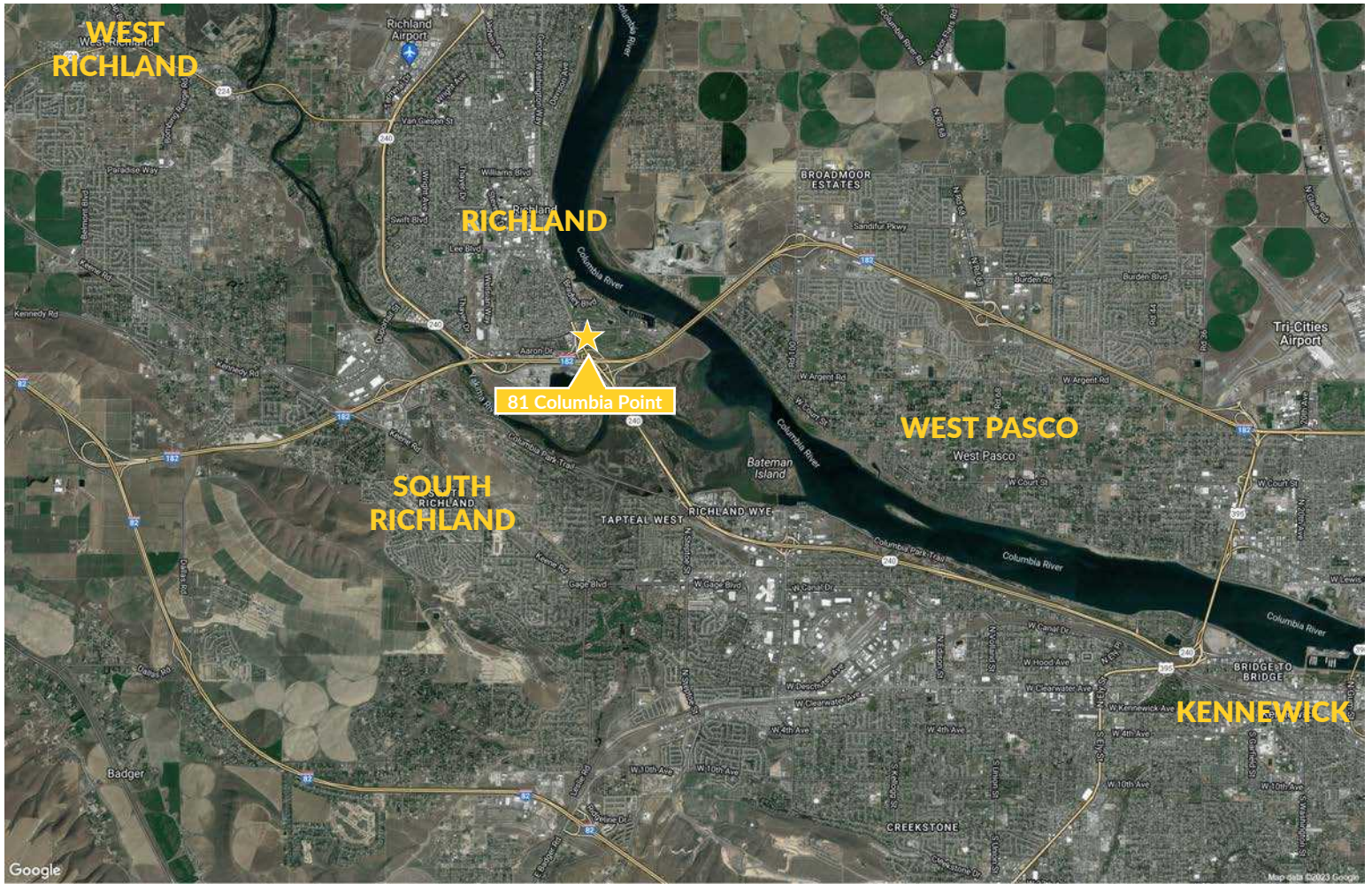
George Washington Way	±44,800 ADT
Columbia Point Drive	±5,100 ADT
Interstate 182	±63,500 ADT

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CURRENT TENANTS

Winco
Dollar Tree
Big 5 Sporting Goods
AT&T
Perfect Look Hair Salon
Valvoline Instant Oil Change
Dollar Tree
Applebee's
Jack in the Box
Starbucks
US Cellular
T20 Nail Salon
Safety Footwear
Bento Teriyaki



RETAIL SPACE

81 Columbia Point Drive
Richland, WA 99352

CARL GUENZEL, BROKER

509.755.7543

carlg@kiemlehagood.com



601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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REALTOR