

Commercial Land  
For Lease or Build-to-Suit

NAI Black

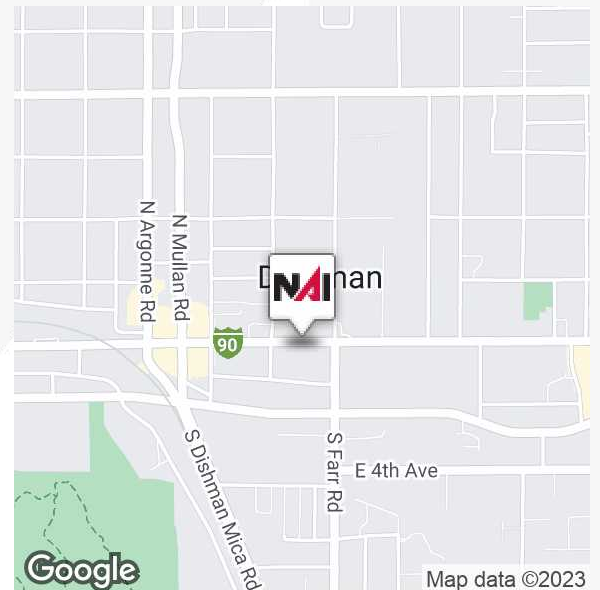


## 9600 E. Sprague Ave.

Spokane Valley, Washington 99206

### Property Description

- Prime East Sprague Avenue Frontage, Just West of Win-Co
- 43,860 SF ± Lot
- 220 ± Frontage on Sprague Avenue
- Zone CMU - Corridor Mixed Use
- Owner May Sell/CLA



**Lease Rate: \$4,250.00 per month (MG)**

For more information

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For Lease  
**Land**

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	1 Mile	3 Miles	5 Miles
<b>Population</b>			
Total Population	10,909	72,980	153,749
Average Age	38.7	38.7	39.4
Average Age (Male)	35.4	35.5	37.1
Average Age (Female)	41.3	40.5	40.6
<b>Households &amp; Income</b>			
Total Households	4,531	30,129	61,830
# of Persons per HH	2.30	2.38	2.45
Average HH Income	\$77,428	\$79,297	\$90,177
Average House Value	\$175,396	\$195,357	\$224,194

\* Demographic data derived from Esri forecast for 2023