

For Lease  
**Retail**

**NAI**Black



## 3206 N Division

Spokane, Washington 99207

### Property Description

Building Size: 3,084± SF

Great location with Division Street Frontage

Spokane County Assessor's Tax Parcel #: 35053.2910

Prior Use: Car Lot With Store Room

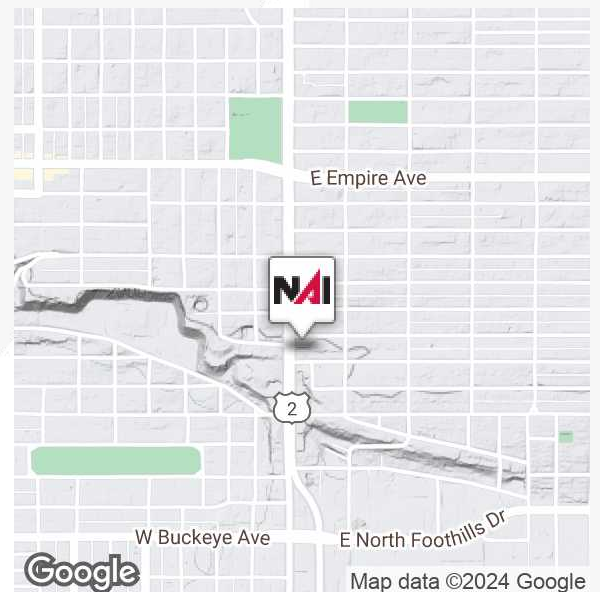
4 Auto Bays

Newly Updated and Painted

Average Daily Traffic: 47,000± VPD

Owner is a Licensed Real Estate Broker

**Lease Rate: \$5,000.00 per month (NNN)**



For more information

**Bryan Walker**

C: 509 951 3669

[bwalker@naiblack.com](mailto:bwalker@naiblack.com)

**Dave Black, SIOR CCIM**

O: 509 622 3535

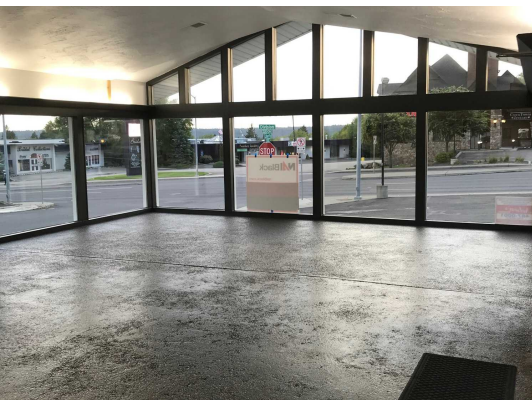
[dblack@naiblack.com](mailto:dblack@naiblack.com)

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

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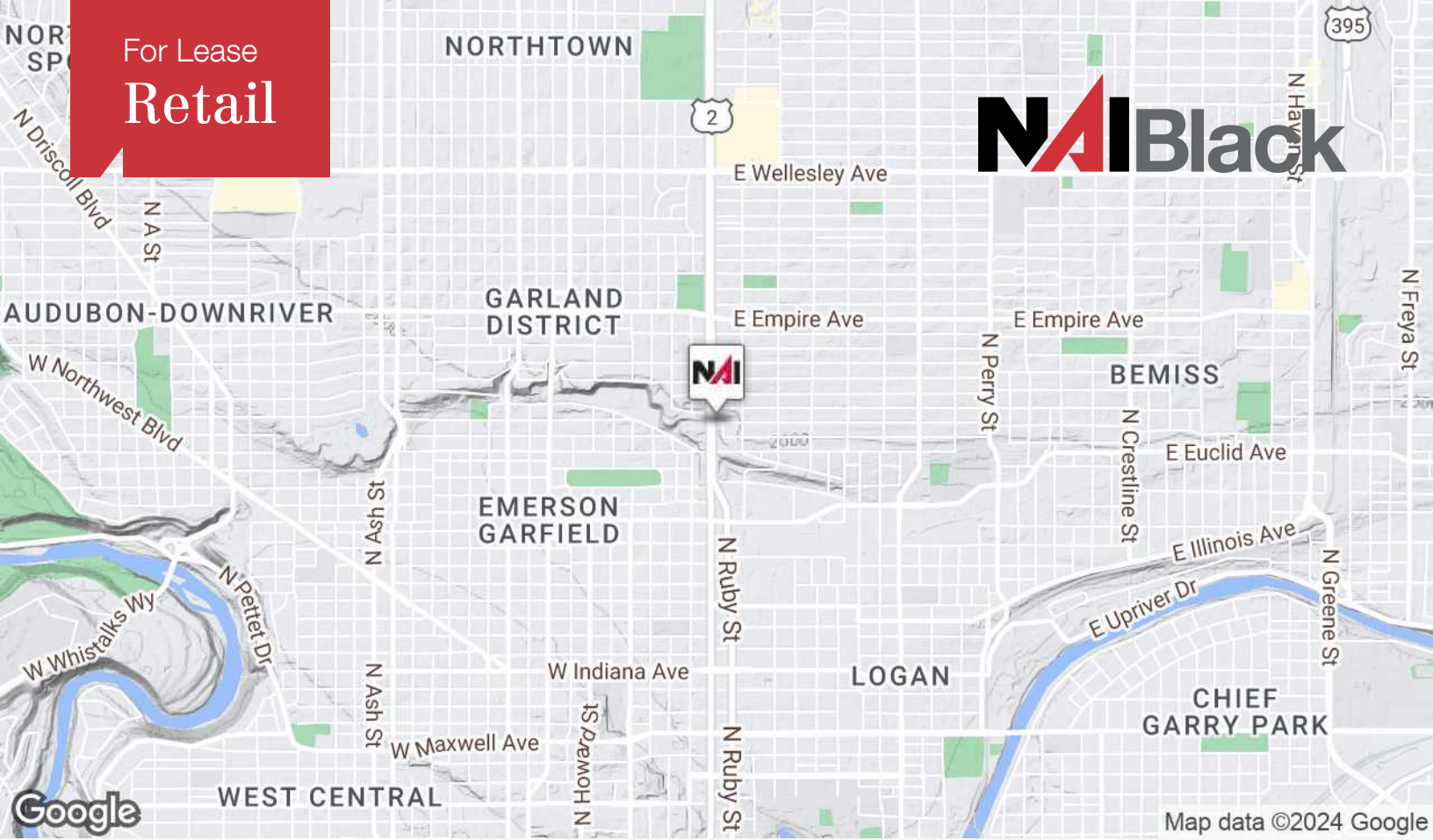
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For Lease  
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NORTHTOWN

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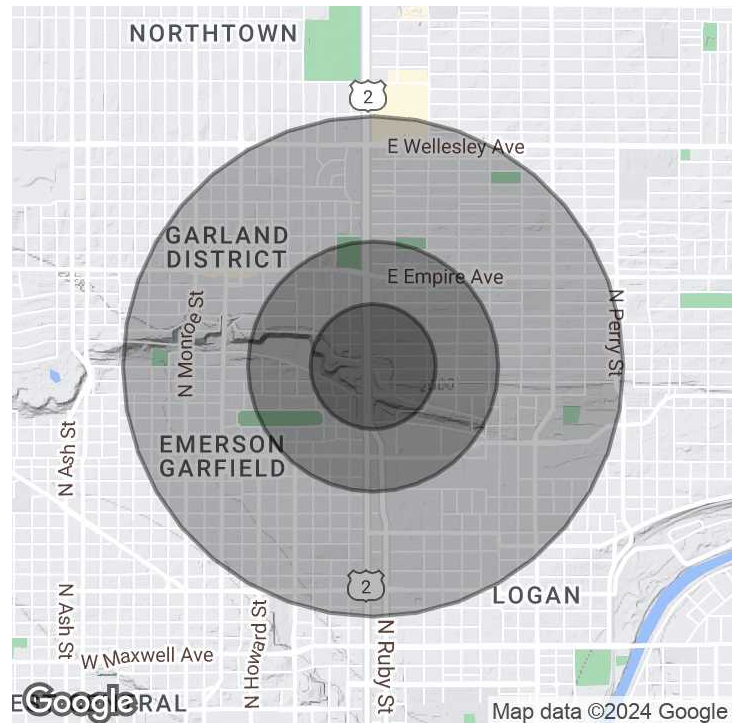


Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	880	3,989	17,767
Average Age	40.1	36.7	34.6
Average Age (Male)	39.7	36.8	35.3
Average Age (Female)	41.3	37.1	32.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	400	1,706	7,744
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$57,495	\$54,710	\$51,043
Average House Value	\$162,800	\$168,163	\$157,134

\* Demographic data derived from 2020 ACS - US Census



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