

FOR LEASE



AVAILABLE SPACE:

SUITE #2420

Space Size: ±1,892 SF

Lease Rate: \$14.00 PSF / Year

NNN Expense: \$3.80 PSF

Year Built	2005
# of Buildings	1
Building Size	± 13,577 SF
Land Size	± 48,650 SF (1.12 Acres)
Parcel #	13121.0094 (Portion of)
Zoning	Commercial
Center Tenants	Jimmy Johns, Dollar Tree

Nearby Tenants:

Safeway, Grocery Outlet, Ace Hardware, Bi-Mart, Taco Bell, Starbucks, Maverik, O'Reillys, Papa Murphys, Dominos, Carls Jr, T-Mobile, Great Clips and more...

CHENEY SQUARE

2420 1st Street
Cheney, WA 99004

**View
Location**



**COLIN CONWAY
MANAGING BROKER**

509.755.7595
colin.conway@kiemleahagood.com

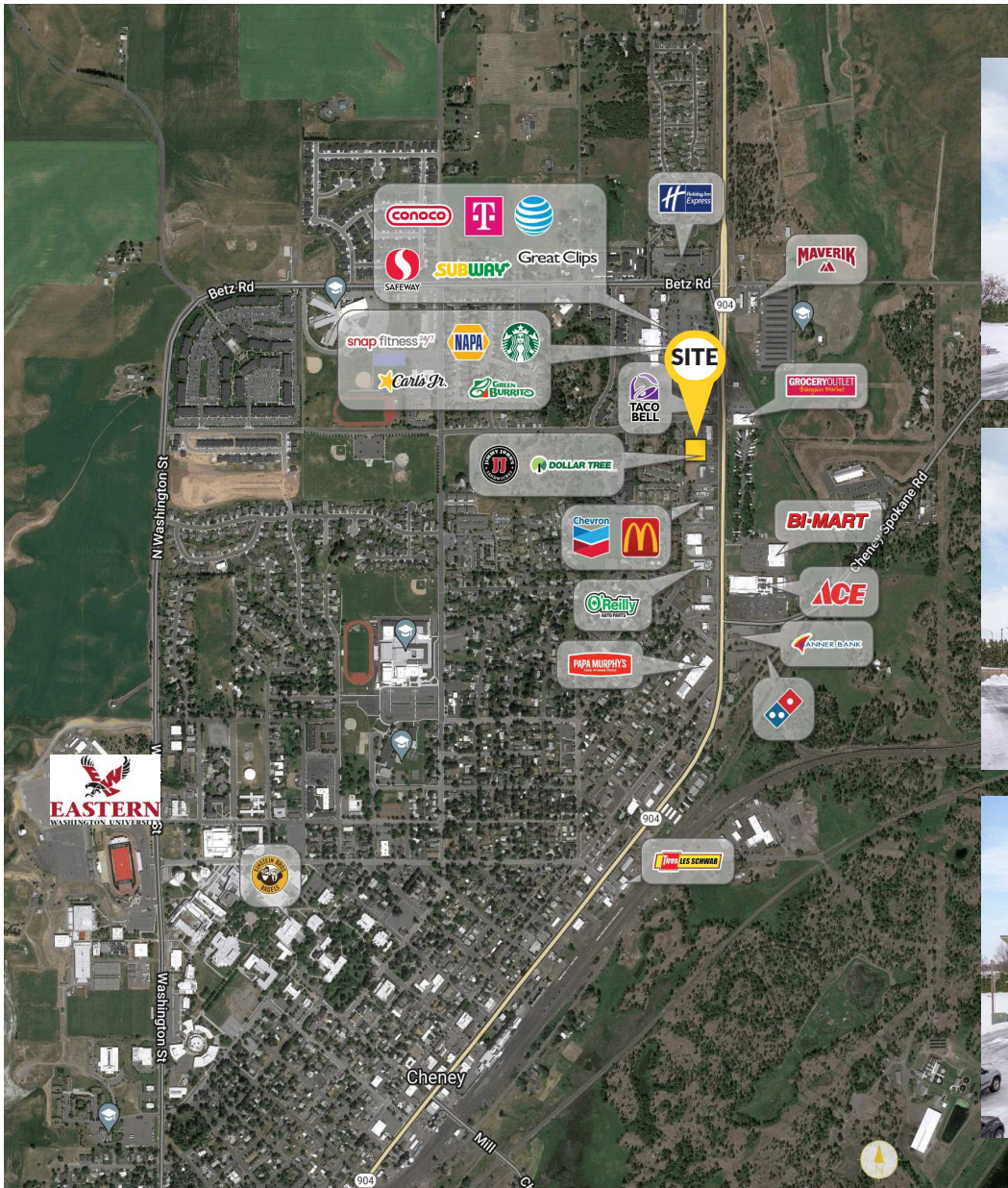
**JOHN SHASKY
PROPERTY MANAGER**

509.755.7528
john.shasky@kiemleahagood.com

**KIEMLE
HAGOOD**

CHENEY SQUARE

2420 1st street | Cheney, WA 99004



DEMOGRAPHICS



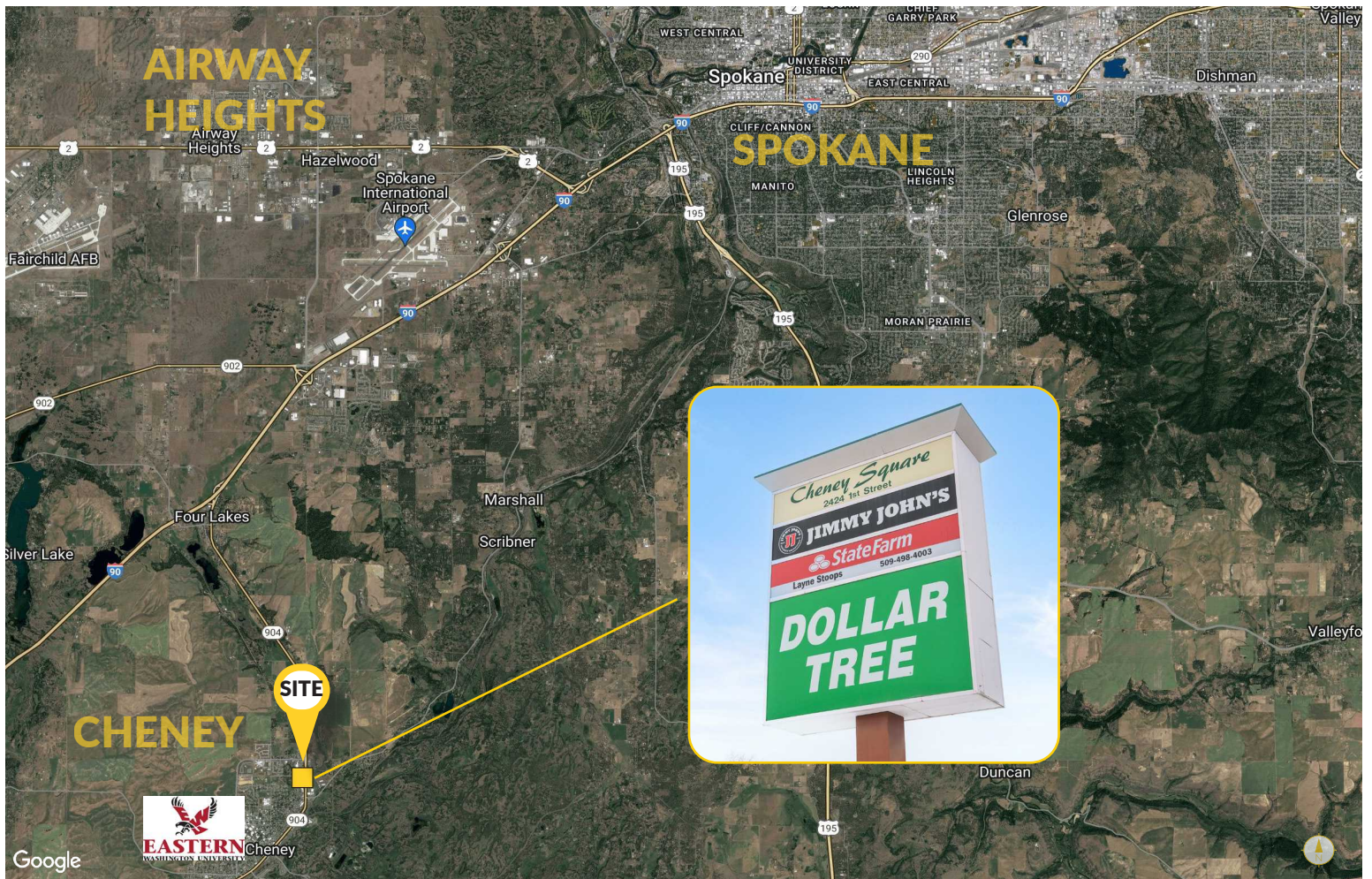
	1mi	3mi	5mi	10mi
2023 Estimated Population	6,958	14,470	17,059	48,288
2028 Projected Population	7,551	15,557	18,349	50,990
Projected Annual Growth (23-28)	1.7%	1.5%	1.5%	1.1%
2023 Med Age	24.6	25.4	28.2	34.5
2023 Average HHI	\$79,791	\$72,377	\$80,672	\$107,651
2023 Median HHI	\$48,234	\$48,203	\$55,043	\$80,891
2023 Daytime Demographics	3,620	8,896	10,697	33,118

TRAFFIC



Average Daily Traffic

1st @ Site:	±14,527 ADT
1st & Betz:	±16,077 ADT
1st & Cheney-Spokane:	±17,399 ADT



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Cheney, WA 99004

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601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

OFFICE LOCATIONS

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

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