

**Excellent Retail Location on Division Street & Magnesium Road** 

### **THREE BAY RETAIL CENTER**

8702 North Division Street Spokane, Washington 99218 RICHARD FOX, BROKER 509.755.7580 richard.fox@kiemlehagood.com



### **LEASE DETAILS**

# **Excellent Retail Location on Division Street & Magnesium Road**

Suite | Suite A

Suite SF +1,500 SF

Lease Type NNN

Rental Rate \$20.00 PSF + NNN

Estimated NNN | \$7.20 PSF

#### **BUIDLING DETAILS**

Building SF <u>+</u>10,570 SF

Parcel 36202.0017

Zoning | General Commercial (GC-70)

Parking Stalls | 53 Stalls (5.0 per 1,000 SF)

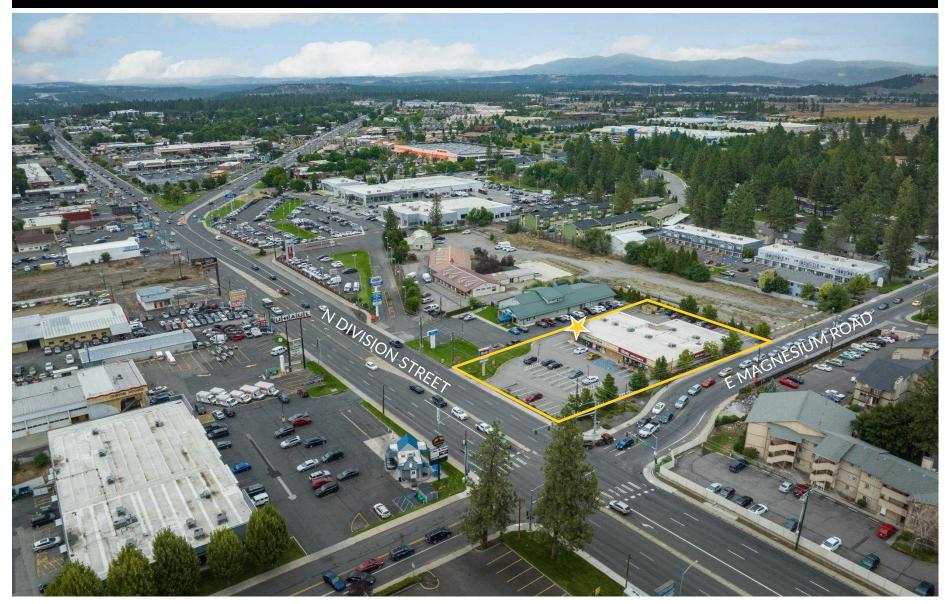
Signage | Monument & Façade

Access Division Street & Magnesium Road

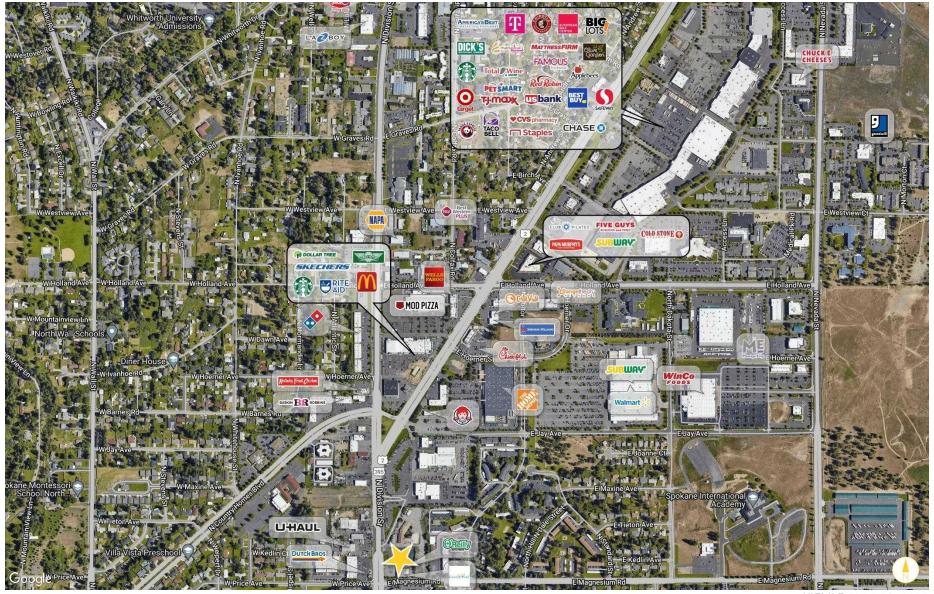
Co-Tenants O'Reilly Auto Parts & CosmoProf







## **SURROUNDING RETAIL AREA**



### **DEMOS & TRAFFIC**

8702 North Division Street Spokane, Washington 99218







# DEMOGRAPHICS 2



	1MI	3МІ	5MI
Estimated Population (23)	11,611	88,776	186,136
Projected Population (28)	11,920	90,611	192,008
Projected Annual Growth (23-28)	0.5 %	0.4 %	0.6 %
Estimated Households (23)	4,724	35,594	73,031
Average Household Income (23)	\$87,445	\$90,102	\$90,874
Median Household Income (23)	\$67,297	\$67,755	\$68,788
Median Age (23) Estimated Daytime Demographic (23)	35.6 12,206	35.9 54,100	36.0 117,966

### TRAFFIC COUNTS



North Division Street: ± 37,300 ADT East Magnesium Road: ± 8,300 ADT







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#### RICHARD FOX, BROKER

509.755.7580 richard.fox@kiemlehagood.com

601 WEST MAIN AVENUE, SUITE 400 SPOKANE, WA 99201