

For Lease  
**Retail**

**NAI**Black



## 3527 E Sprague Ave

Spokane, Washington 99202

### Property Description

Space Available: 1,485 - 2,970± SF

- Dimensions: (2) 22' x 65'
- Concrete Floor
- Spaces can be combined

Highly Visible Location

Neighboring Tenants:

- Carpet Barn, Subway, H&R Block

Ample Parking

\$3.50 per SF NNN's

### Available Spaces

Spaces	Lease Rate	Size (SF)
Suite G	\$1,500 per month NNN	1,485 SF
Suite H	\$1,500 per month NNN	1,485 SF



For more information

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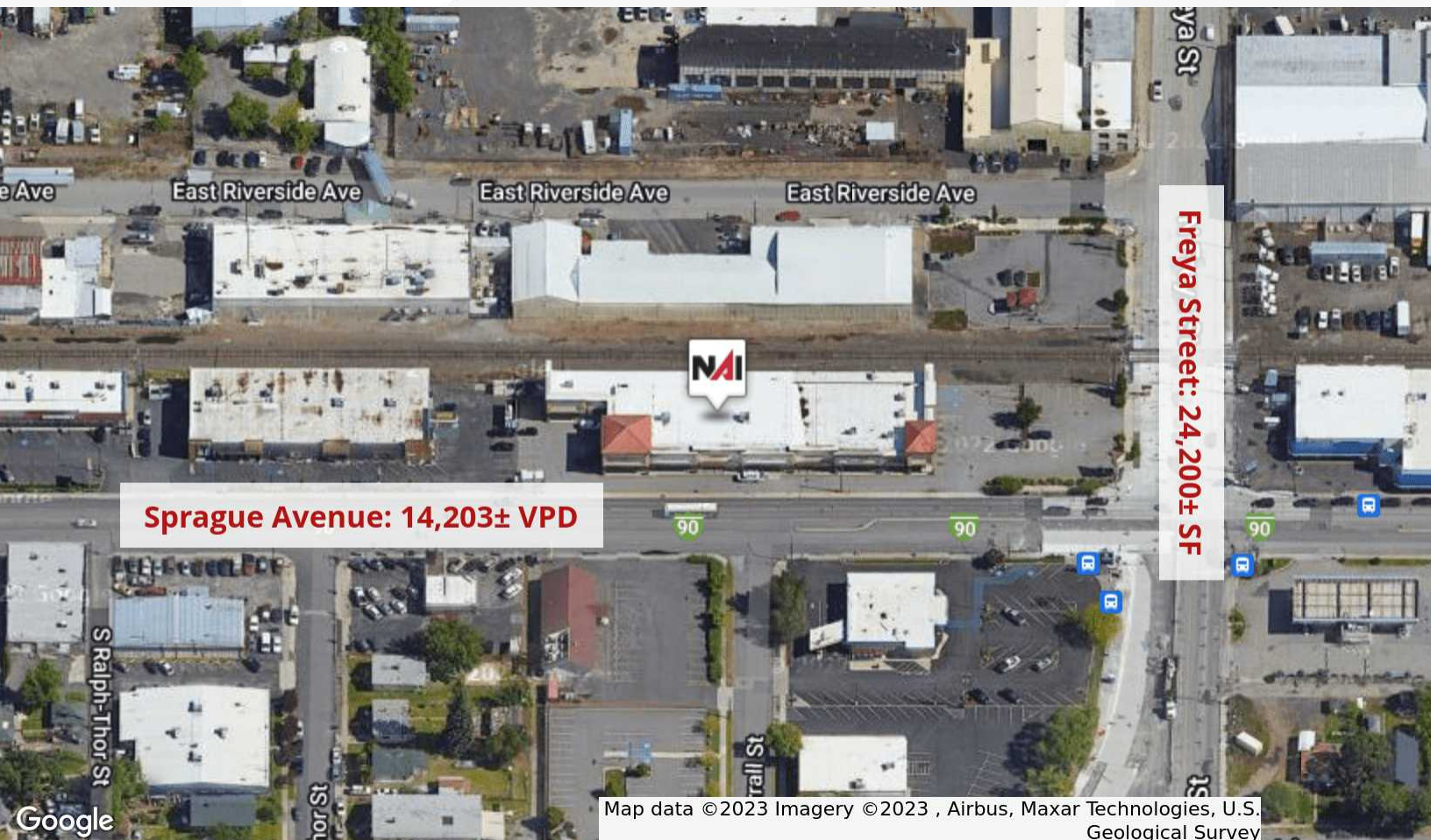
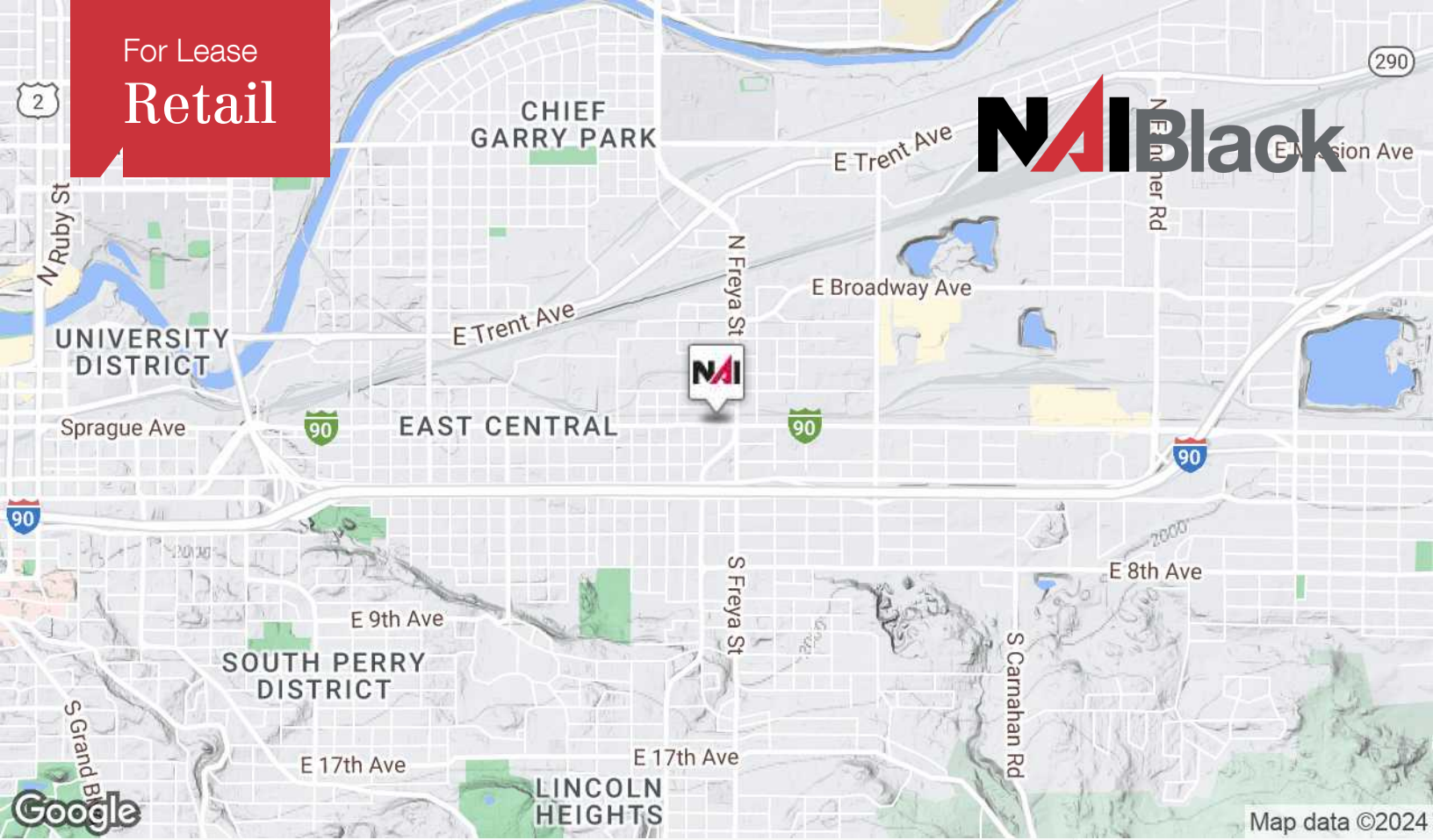


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Population	1 Mile	3 Miles	5 Miles
Total Population	6,153	87,012	217,039
Average Age	35.8	37.4	38.4
Average Age (Male)	35.2	36.4	37.0
Average Age (Female)	37.1	38.2	39.6
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,764	38,373	99,880
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$57,604	\$63,790	\$66,274
Average House Value	\$159,820	\$201,883	\$203,595

\* Demographic data derived from 2020 ACS - US Census

