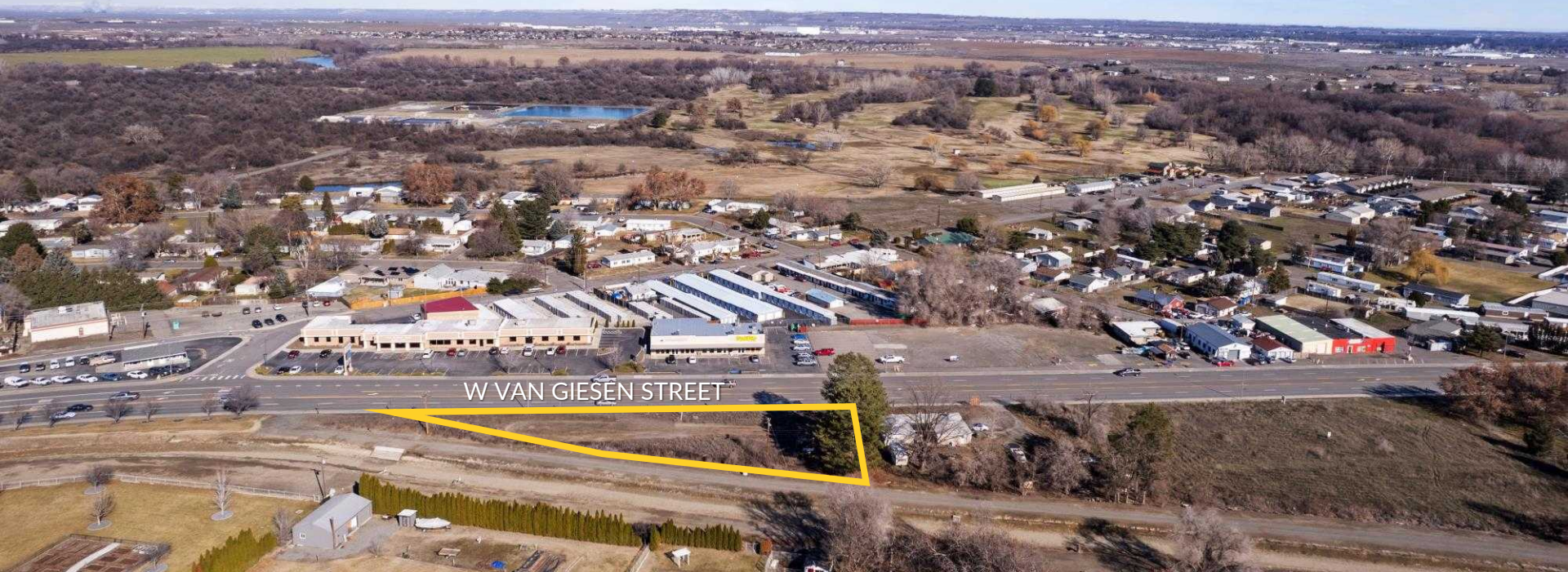


WEST VAN GIESEN LAND FOR SALE, LAND LEASE OR BUILD-TO-SUIT



DOWNTOWN MIXED-USE LAND

PURCHASE PRICE: \$299,000

4375 W Van Giesen street - West Richland, WA 99353

DAVID FRITCH

509.438.6260

david.fritch@kiemlehagood.com

Listing Agent is a principal in ownership

KIEMLEHAGOOD

PERFECT RETAIL, RESTAURANT OR DRIVE-THRU LOCATION!

4375 W Van Giesen Street
West Richland, WA 99353

Great visibility and access along bustling Van Giesen corridor, the lone access to the North end of the city of West Richland. This busy commercial strip is home to several successful, well-established food, beverage and lifestyle businesses with lots of new opportunity for new offerings. Available for Sale, Land Lease or Build-to-Suit.

PURCHASE OPTION

SALE PRICE: \$299,000

LOT SIZE: ±24,929 SF

LAND LEASE OPTION

MONTHLY RENT: \$2,000 per month

BUILD-TO-SUIT OPTION

LEASE RATE: \$30.00 PSF/YR

NNN EXPENSE: \$5.00 PSF/YR

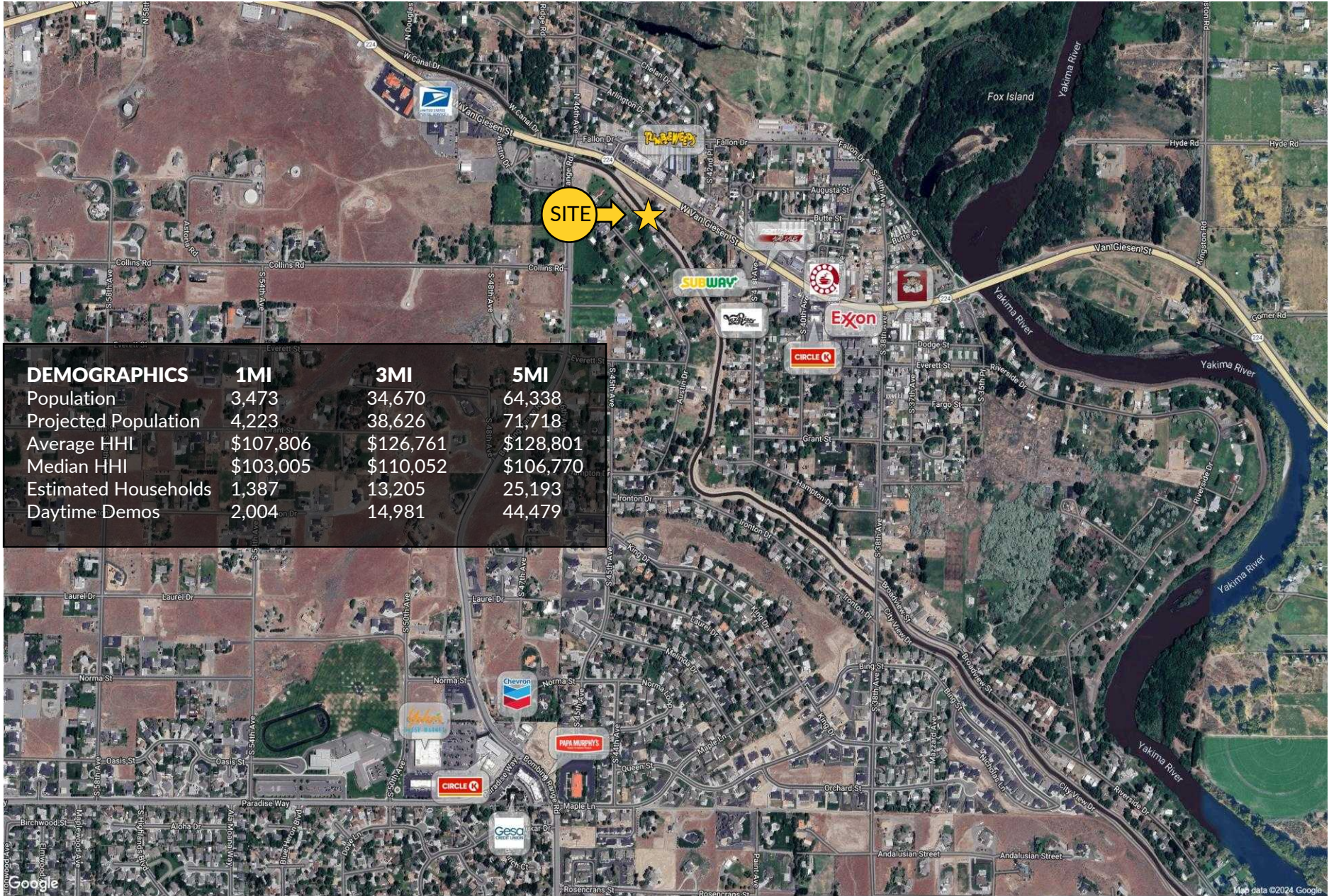
PROPOSED BUILDING SF: ±2,900 SF



SURROUNDING AREA

4375 W Van Giesen Street – West Richland, WA 99353

LAND OPPORTUNITY
FOR SALE



DEMOGRAPHICS

	1MI	3MI	5MI
Population	3,473	34,670	64,338
Projected Population	4,223	38,626	71,718
Average HHI	\$107,806	\$126,761	\$128,801
Median HHI	\$103,005	\$110,052	\$106,770
Estimated Households	1,387	13,205	25,193
Daytime Demos	2,004	14,981	44,479



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For more information on this opportunity:

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CREATING REAL ESTATE SOLUTIONS