

# SPACE FOR LEASE



## Kennewick Plaza *Former Jimmy John's*

3107 W. Kennewick Avenue, Suite A  
Kennewick, WA 99336

### END CAP SUITE AVAILABLE

**Suite: #3107-A**

Former Tenant: Jimmy John's

Lease Rate: \$26.00 PSF

Lease Type: NNN

Space Available: ±1,500 SF

**View  
Location** 

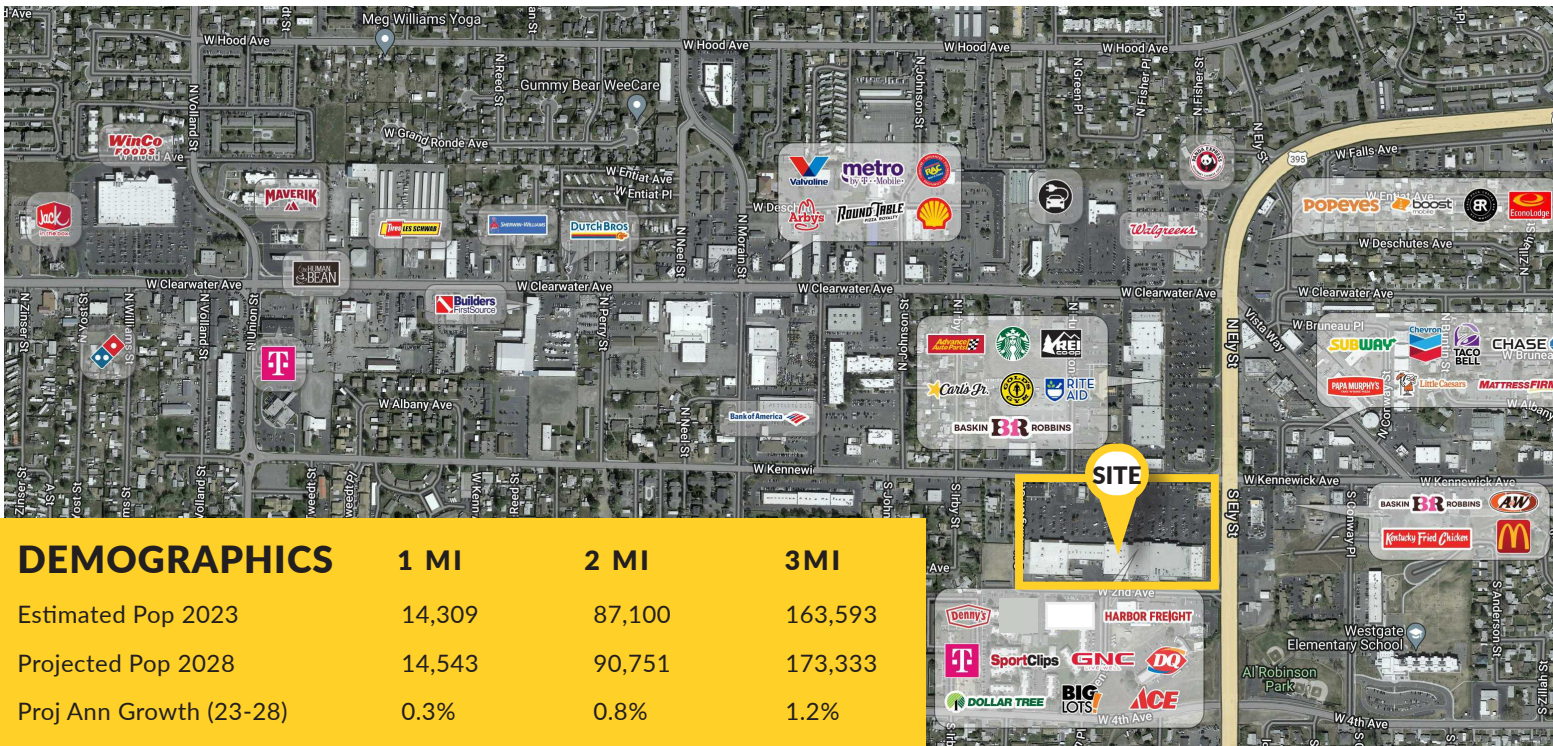
**LANCE BACON, MANAGING BROKER**  
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**ERIK NELSON, SIOR, BROKER**  
509.755.7514 erik.nelson@kiemlehaood.com

**KIEMLE  
HAGOOD**

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## DEMOGRAPHICS

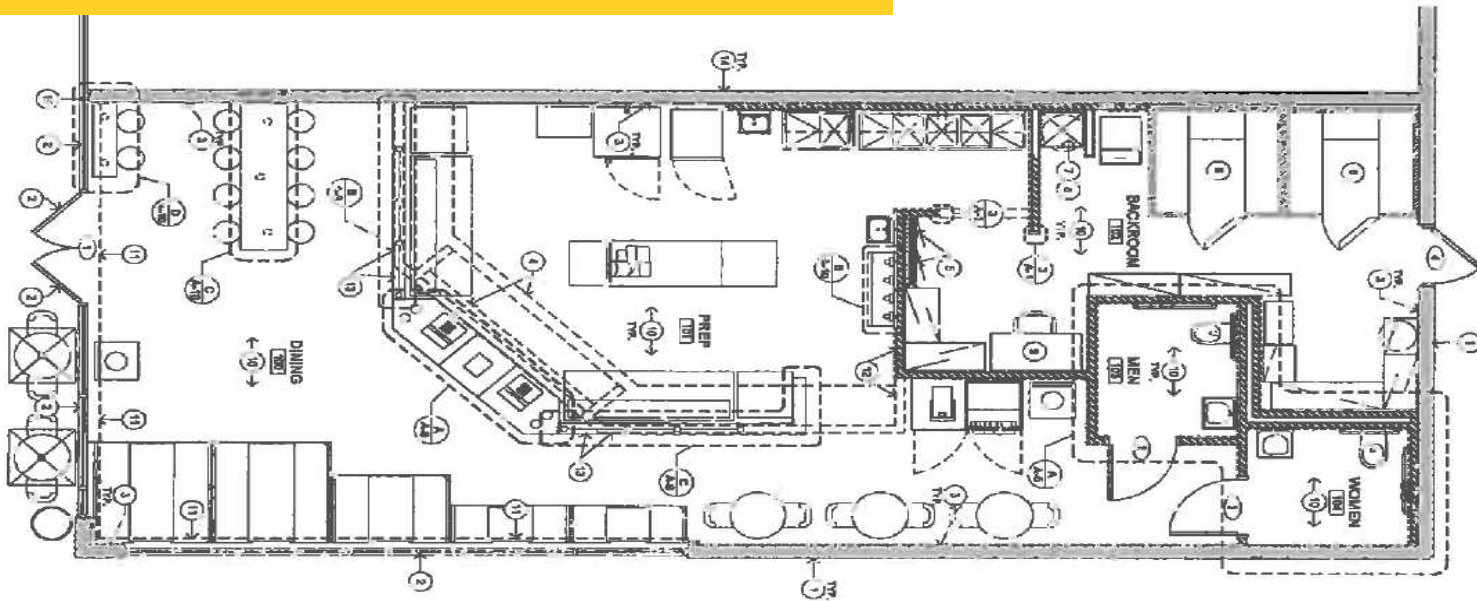
	1 MI	2 MI	3 MI
Estimated Pop 2023	14,309	87,100	163,593
Projected Pop 2028	14,543	90,751	173,333
Proj Ann Growth (23-28)	0.3%	0.8%	1.2%
Estimated Pop Density PSM	4,557	3,082	2,083
2023 Average HHI	\$66,803	\$81,912	\$83,159
2023 Median HHI	\$55,437	\$67,337	\$71,157

## TRAFFIC COUNTS

West Kennewick Ave      US-395 (NB & SB)  
±11,680 ADT                    ±38,668 ADT

## Neighboring Retailers:

- GNC
- T-Mobile
- Finder's Insurance
- ShareTea
- Ace Hardware
- Harbor Freight
- X-Golf
- Pet Supplied Plus
- Tri-Cities Treasures
- Sports Clips
- Children's Attic
- H&R Block
- Dollar Tree
- Big Lots
- Denny's
- Buddy's Home Furnishings
- UPS Store





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HAGOOD**

7025 W GRANDRIDGE BLVD, SUITE B-2  
KENNEWICK, WA 99336

**OFFICE LOCATIONS**  
SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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