



**PROPOSED SITE PLAN**

1" = 40'-0" (8 1/2 x 11)

# BUILD TO SUIT

## KENNEWICK PLAZA

### PAD SITE

2923 W Kennewick Avenue  
Kennewick, WA 99336

### RETAIL PAD SITE AVAILABLE

Pad Site: ±2,150 SF

Price: Negotiable

LANCE BACON, MANAGING BROKER  
509.430.6547 lance.bacon@kiemlehagood.com

ERIK NELSON, MANAGING BROKER  
509.755.7514 erik.nelson@kiemlehagood.com

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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 Avenue  
±11,680 ADT

US-395 North & South  
±38,668 ADT

[View Location](#)





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### OFFICE LOCATIONS

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

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

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