

3601 PLAZA WAY

Retail for Lease



LISTING INFORMATION

ADDRESS: 3601 Plaza Way, Suite 120, Kennewick, WA

AVAILABLE SF: 1,200 - 3,087 SF

LEASE RATE: \$30.00 SF/YR, NNN

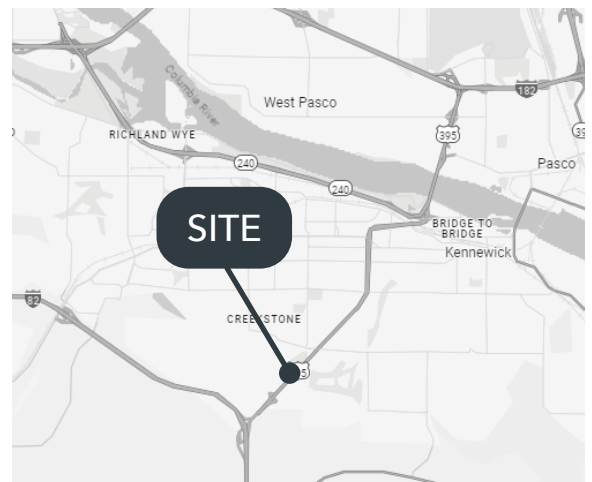
YEAR BUILT: 2023

ZONING: Commercial - Community

COMMENTS: Join BestMed Urgent Care at a newly constructed property in an amazing location.

Steps away from Trios Health Southridge Hospital with excellent visibility along US Highway 395 and ample parking.

LOCATION



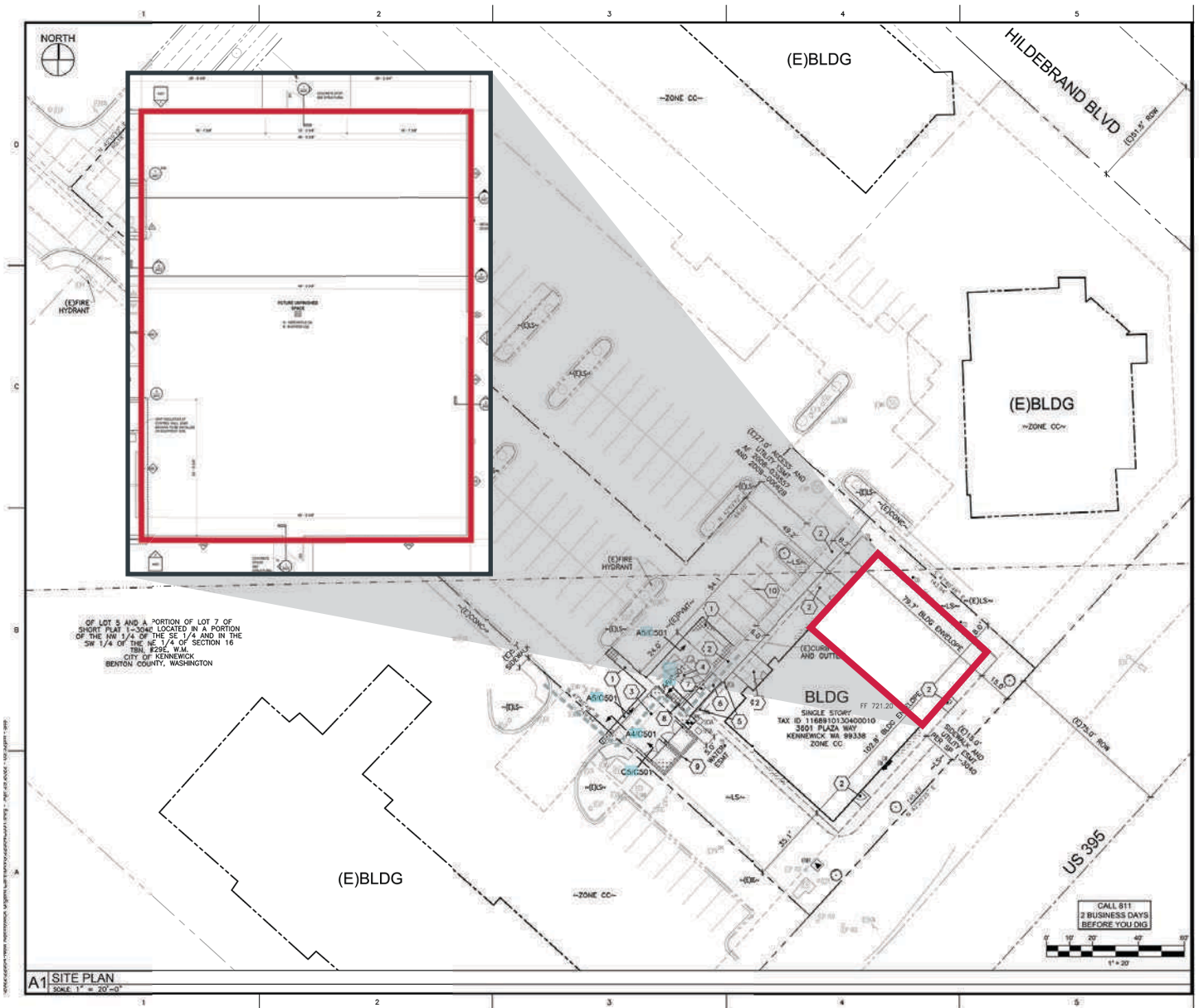
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3601 PLAZA WAY

Up to 3,087 SF For Lease

Stren Lea
stren@lee-associates.com
206.773.2672

SITE PLAN / FLOOR PLAN

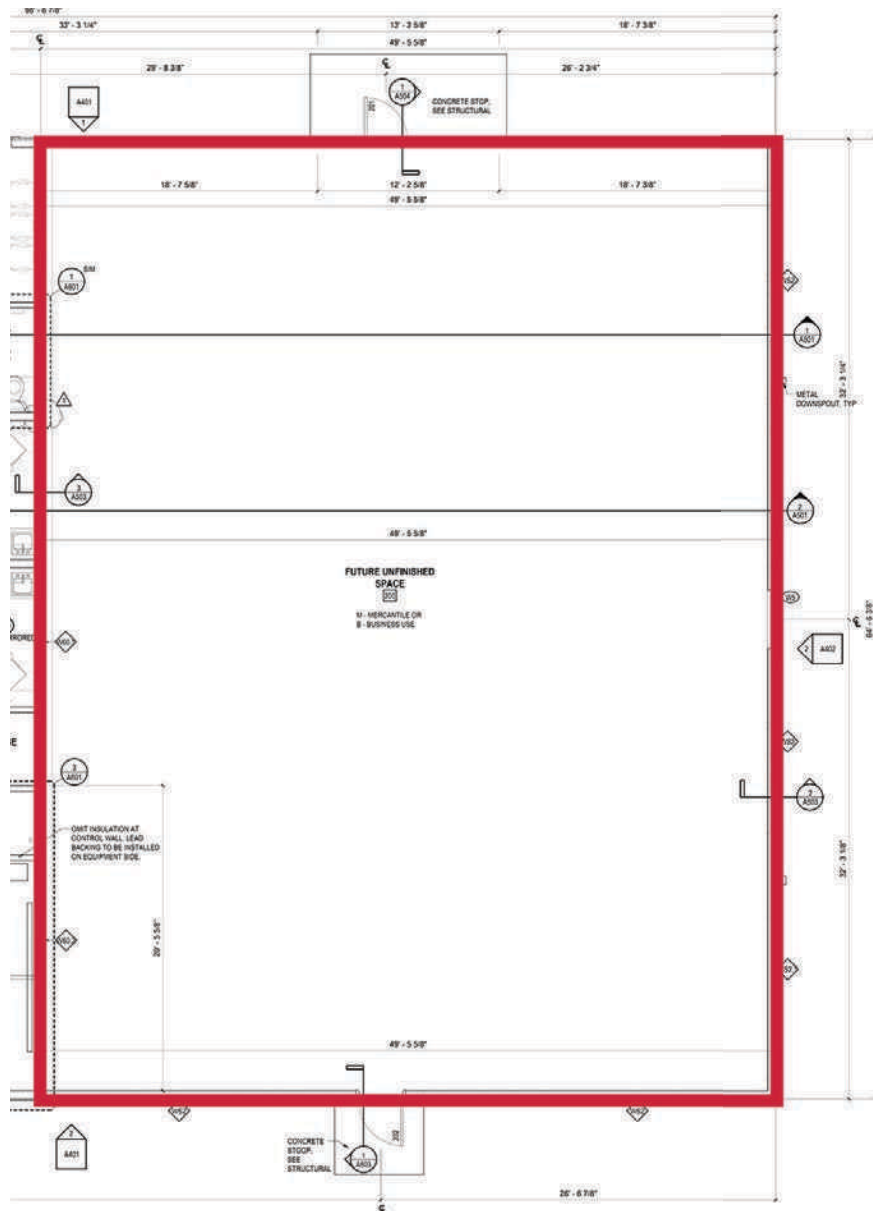


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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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BUILDING PHOTOS



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AMENITIES MAP



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3601

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DEMOGRAPHICS

| 2023 Key Demographic Indicators (Esri) | 1 Mile | 3 Mile | 5 Mile |
|--|--------|--------|---------|
| 2023 Total Population | 6,031 | 59,276 | 115,360 |
| 2023 Household Population | 5,978 | 58,895 | 114,683 |
| 2023 Family Population | 5,186 | 48,422 | 93,838 |
| 2028 Total Population | 6,309 | 61,656 | 120,198 |
| 2028 Household Population | 6,256 | 61,275 | 119,521 |
| 2028 Family Population | 5,423 | 50,296 | 97,666 |

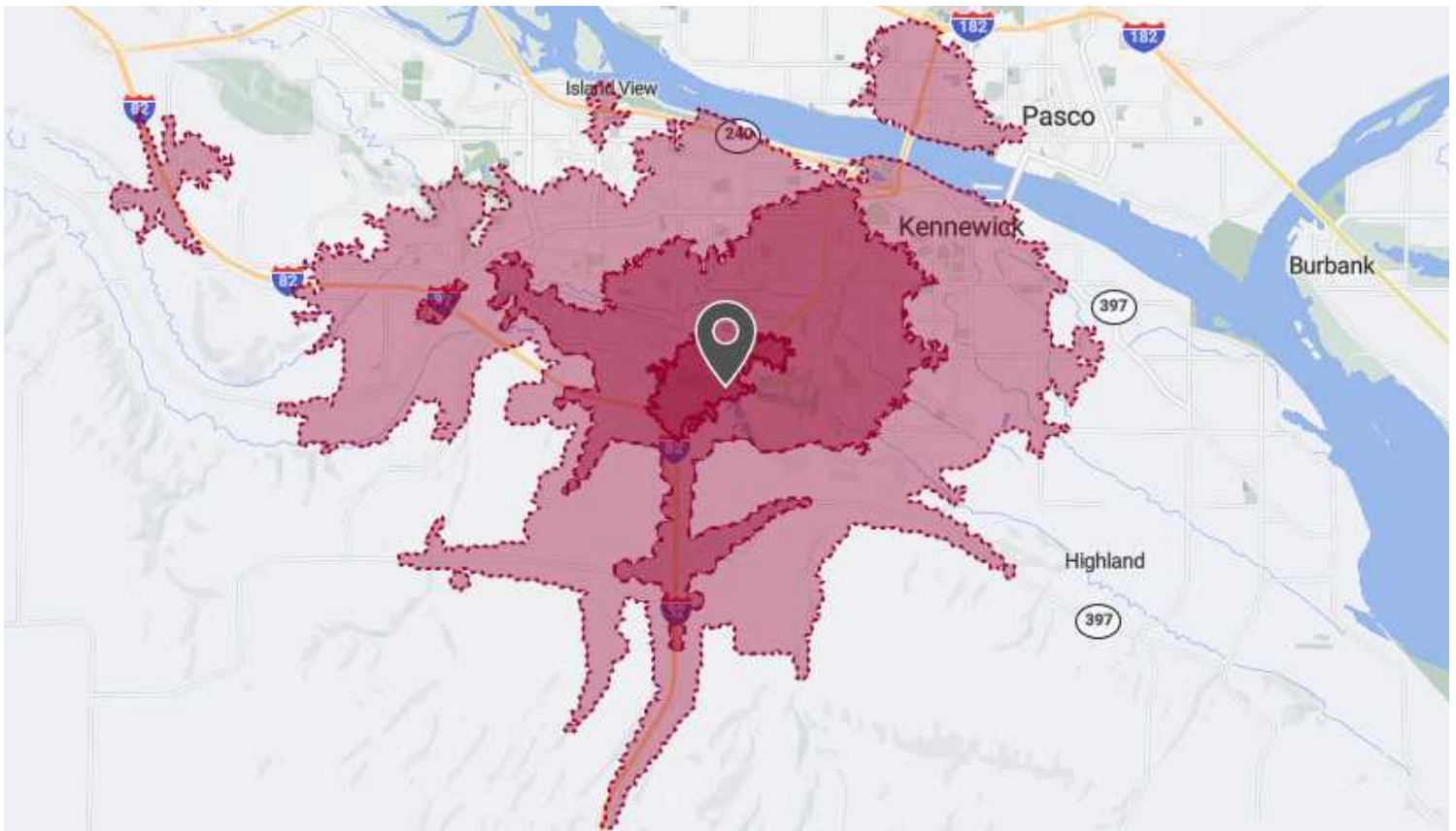
| 2023 Income | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------|-----------|-----------|-----------|
| 2023 Per Capita Income | \$52,650 | \$37,671 | \$38,587 |
| 2023 Median Household Income | \$99,947 | \$70,840 | \$73,326 |
| 2023 Average Household Income | \$137,663 | \$102,503 | \$104,835 |
| 2028 Per Capita Income | \$63,685 | \$45,699 | \$46,324 |
| 2028 Median Household Income | \$119,663 | \$83,352 | \$85,470 |
| 2028 Average Household Income | \$166,406 | \$124,028 | \$125,597 |

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DRIVE TIMES



■ 5 Minute Drive

■ 10 Minute Drive

■ 15 Minute Drive

| | 5 Minutes | 10 Minutes | 15 Minutes |
|-------------------------|-----------|------------|------------|
| Population | 1 | 15,028 | 55,041 |
| Workday Population | 1,362 | 29,991 | 90,507 |
| Median Household Income | \$171,264 | \$70,797 | \$76,086 |
| Median Value | \$588,010 | \$277,401 | \$297,911 |
| Retail Spending | \$36M | \$723.5M | \$1.8B |