

# 9600 W. Highway 2

Spokane, WA

**FOR LEASE - CONTACT BROKER FOR PRICING**



## New Big Box Anchored Center

*Newly under construction retail center located in heart of West Spokane along State Highway 2, only east-west arterial for entire area. **PRIME** location and rapidly growing retail corridor. Big Box Anchored & Large Trade Area served from this location.*



**HAWKINS  
EDWARDS**

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**PROPERTY INFO**

Kevin Edwards | [www.HawkinsEdwardsInc.com](http://www.HawkinsEdwardsInc.com)

## Property Information - Under Construction

AVAILABLE SPACE:..... 1,500 - 8,000 SF - Can be Demised to suit Tenant's needs.  
 \*\* Drive Thru available on end cap.

ZONING:..... Retail / Office / Commerical Uses Allowed

SIGNAGE:..... Building & Pylon Signage on Hwy 2.

ABOUT:..... North 40 Anchored development with major growth surrounding development.

TRAFFIC COUNTS:..... 39,450 ADT @ Hwy 2 & Deer Heights Rd.

## Nearby Tenants

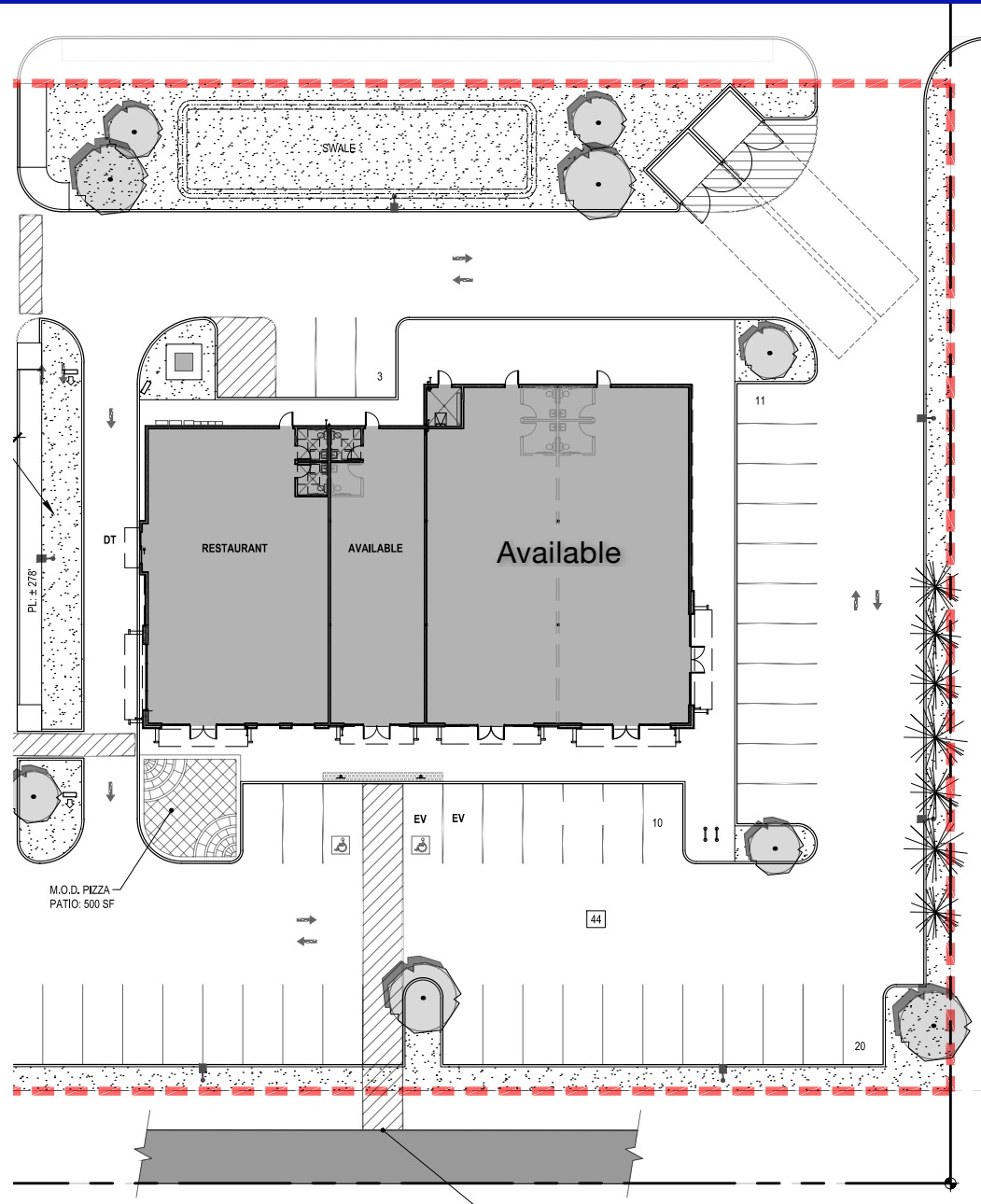


# North 40 Now Open!

All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined.

Phase II - Available

1,500 SF - 8,000 SF



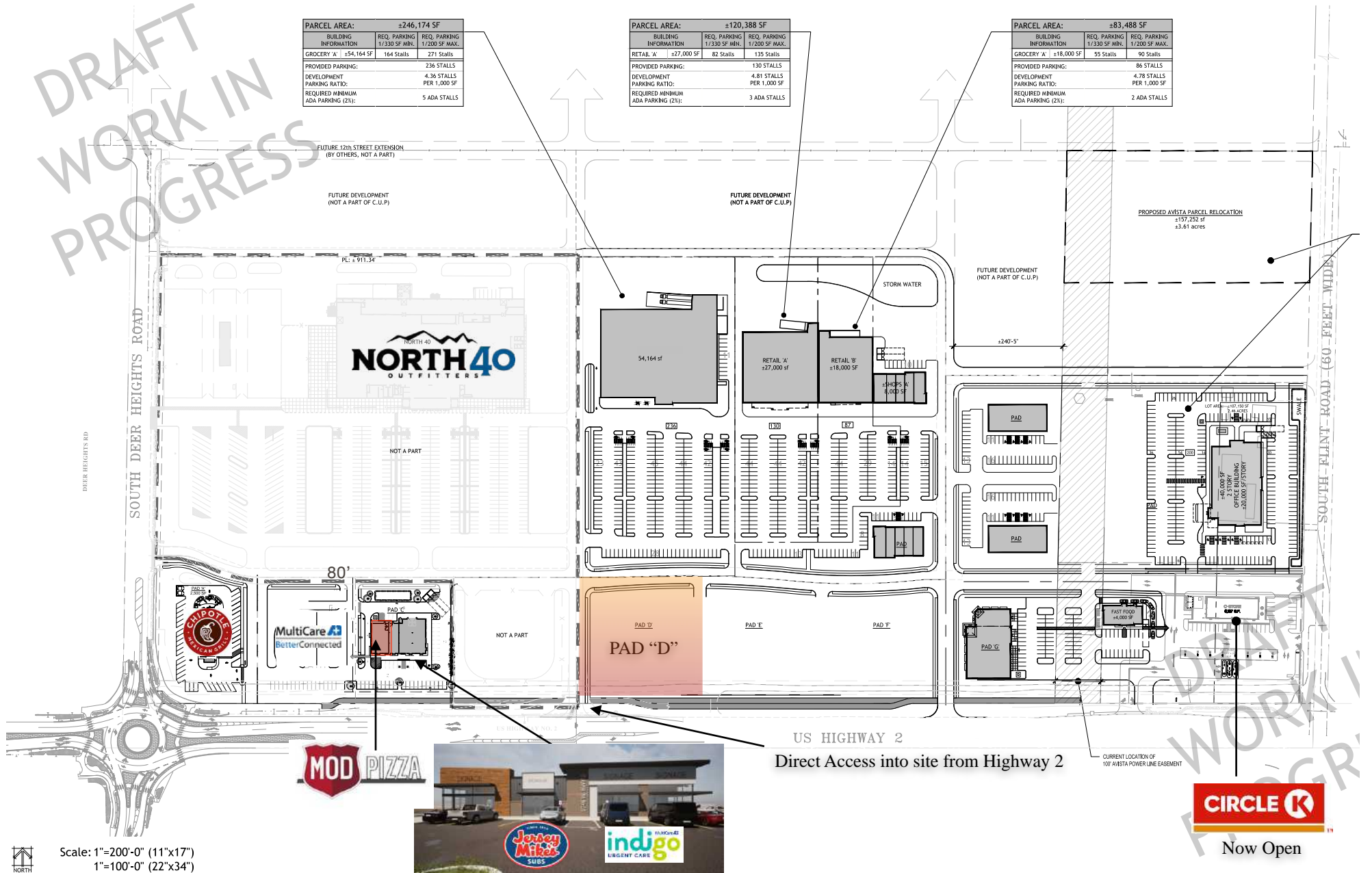






OVERALL SITE PLAN

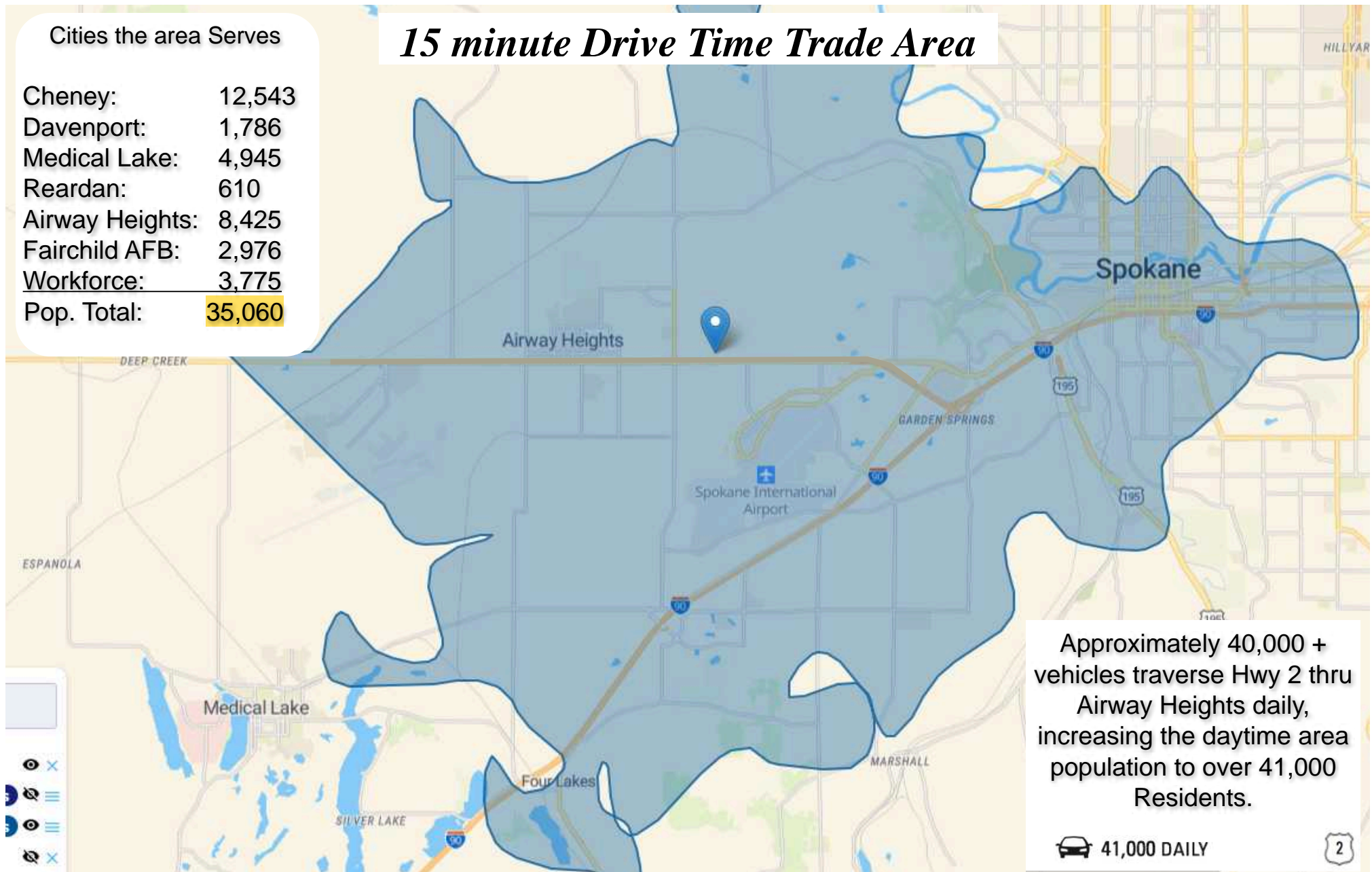
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Cities the area Serves

Cheney:	12,543
Davenport:	1,786
Medical Lake:	4,945
Reardan:	610
Airway Heights:	8,425
Fairchild AFB:	2,976
Workforce:	3,775
Pop. Total:	<b>35,060</b>

***15 minute Drive Time Trade Area***



Approximately 40,000 + vehicles traverse Hwy 2 thru Airway Heights daily, increasing the daytime area population to over 41,000 Residents.

 41,000 DAILY



