

**DOLLAR
GENERAL**

1.17 Acres
Available

O'Reilly
AUTO PARTS

Highway

291

Development Site

Suncrest, WA



**H E A D W A R D S
W A R D S**

Suncrest, WA - The median household income in Suncrest is \$89,234, with an average household income of \$110,037, which is higher than the national average. This suggests a strong economic base and potential for further growth in the housing market.

Furthermore, the local economy in Suncrest is described as quite reasonable, with 2 Bedroom Rent prices at around \$1,430, which is significantly lower than the US average. This affordability, coupled with the town's location near Spokane, positions Suncrest as a potential bedroom community and offering residents a more affordable housing option within close proximity to urban amenities.

In summary, Suncrest, Washington, is experiencing a stable and growing housing market, characterized by relatively affordable home prices and rents, a strong local economy, and a growing population.

EXCLUSIVELY LISTED BY

Ben Hawkins

Partner & Managing Broker

Tel: (509) 458-2280

bhawkins@me.com

Kevin Edwards

Partner & Designated Broker

Tel: (509) 939-8828

k.edwards@me.com

HawkinsEdwardsInc.com



HAWKINS
EDWARDS

**Located on Main
Highway thru town**

**5999 WA-291, Nine Mile
Falls, WA**

Highway
291
Development Site



Metropolitan Statistical Area (MSA)

Spokane - Coeur d'Alene MSA population of 734,218

Property Information

Lot 2: **SOLD - O'Reilly Auto Parts**

Lot 3: 1.17 acres **Available for Ground Lease or Build to Suit**

Lot 4: **SOLD - Dollar General**

Site Description

Ground-up commercial retail development located on Main road thru town. Ideally centrally located with frontage along Hwy 291 & shared access with O'Reilly Auto Parts and adjacent to a new Dollar General to be built in 2024. Property benefits from a new septic system, water, electricity and phone access are readily available at the property line with shared access.

Available Space

1 LOT in total, can build to suit to accommodate 1,650 - 13,000 SqFt. Zoning allows for retail, office, restaurant, coffee, bank and drive thru uses.

Lease Rate

Contact brokers for estimated build to suit or ground lease rates.





