



**DOLLAR  
GENERAL**

1.17 Acres  
Available

**O'Reilly**  
AUTO PARTS

Highway

**291**

Development Site

Suncrest, WA



**H E D 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

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**H A W K I N S  
E D W A R D S**

**Located on Main  
Highway thru town**

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



## **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.









