

Total Available SF: ±50,984 SF

(±1.17 AC)

Lease Rate: \$1.50/SF

Parcel Number: 36715.9048

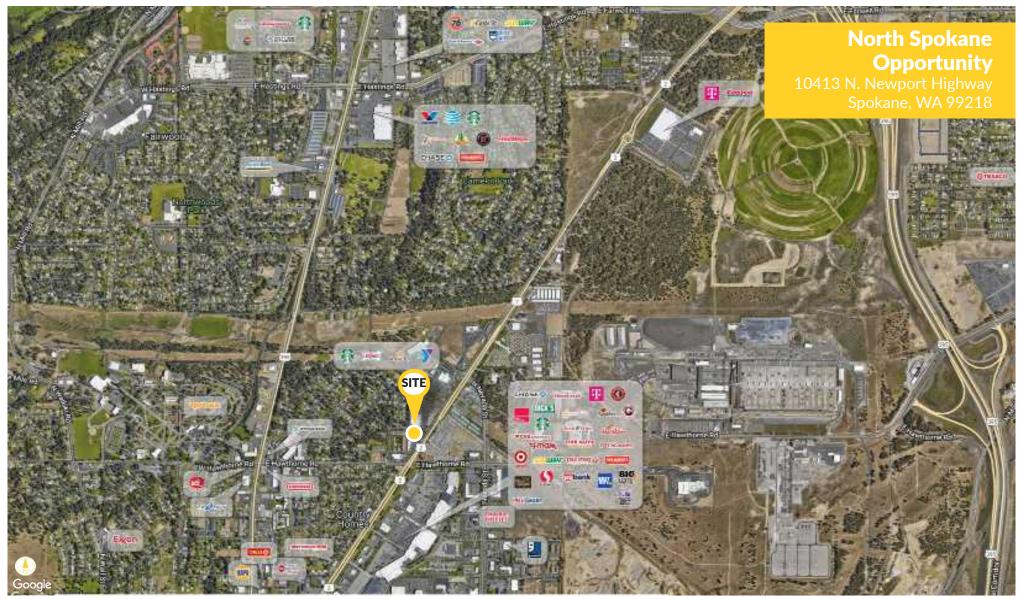
COLIN CONWAY, MANAGING BROKER

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KIM FLOYD, PROPERTY MANAGER

O | 509.755.7522 kimf@kiemlehagood.com





DEMOGRAPHICS



Est Pop 2023 7,925 60,188 156,817 8,097 Projected Pop 2028 62,347 161,087 Proj Ann Growth (23-28) 0.4% 0.7 % 0.5 % 8,700 40,121 87,840 Est Daytime Pop 2023 Average HHI \$103,137 \$97,199 \$102,675 2023 Median HHI \$65,215 \$76,573 \$76,622

TRAFFIC



Average Daily Traffic

Newport Highway @ Site:

± 27,900 ADT

Hawthorne Rd & Newport Hwy:

± 33,800 ADT







North Spokane Opportunity

10403 N. Newport Highway Spokane, WA 99218

509.755.7522 kimf@kiemlehagood.com



601 WEST MAIN AVENUE, SUITE 400 SPOKANE, WA 99201

OFFICE LOCATIONS

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

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