

# LAND FOR LEASE

## NORTH SPOKANE OPPORTUNITY

10413 N. Newport Highway  
Spokane, WA 99218



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**

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**KIEMLE  
HAGOOD**

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## DEMOGRAPHICS



Est Pop 2023	7,925	60,188	156,817
Projected Pop 2028	8,097	62,347	161,087
Proj Ann Growth (23-28)	0.4%	0.7 %	0.5 %
Est Daytime Pop	8,700	40,121	87,840
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

View  
Location





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10403 N. Newport Highway  
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**KIEMLE  
HAGOOD**

601 WEST MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201

**OFFICE LOCATIONS**  
SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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REALTOR