

SANDIFUR CROSSING

FOR SUBLEASE



RETAIL SPACE AVAILABLE

5710 W. ROAD 68, SUITE 104 - PASCO, WA 99301

LANCE BACON, MANAGING BROKER

O | 509.396.0510 C | 509.430.6547

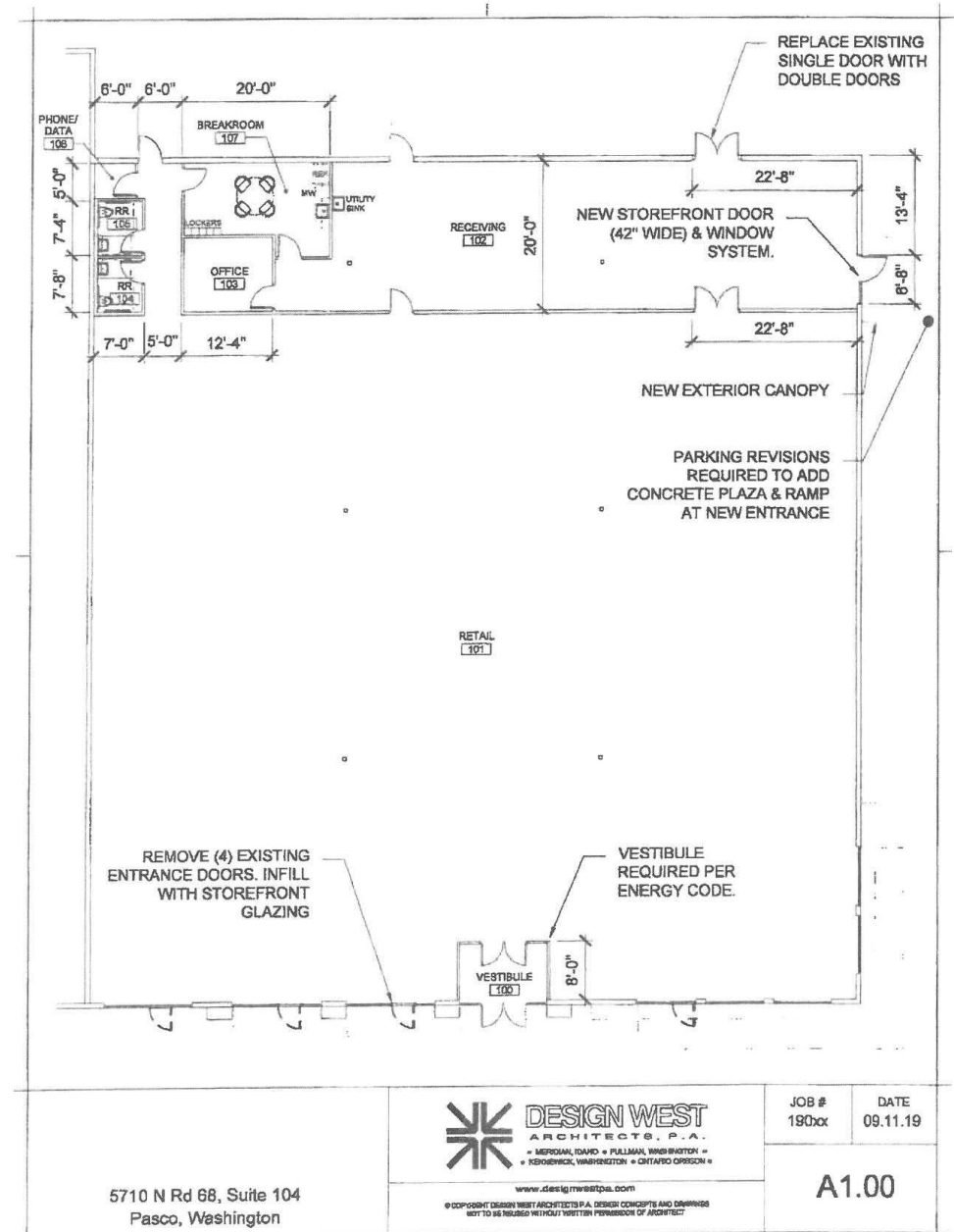
lance.bacon@kiemlehaood.com

KIEMLEHAGOOD

Excellent Retail Opportunity!

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Lease Rate: \$14.00 PSF, NNN
 Est. NNN Expenses: \$4.50 PSF
 Total SF: ± 12,000 SF
 Total Lot Size: ± 5.47 Acres



DEMOGRAPHICS | TRAFFIC COUNTS | RETAIL

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	1MILE	3MILES	5MILES	10MILES
POPULATION 2023	12,451	44,150	116,327	271,728
PROJ POPULATION 2028	13,268	48,126	122,350	291,583
AVERAGE HHI	\$103,079	\$124,159	\$111,540	\$119,642
MEDIAN HHI	\$91,187	\$107,136	\$88,505	\$95,322
MEDIAN AGE	29.4	31.5	33.2	34.9
DAYTIME DEMOS	4,015	14,629	73,583	159,553



ROAD 68
 ±17,600 ADT



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CREATING REAL ESTATE SOLUTIONS

