

For Lease  
**Retail**

**NAI**Black



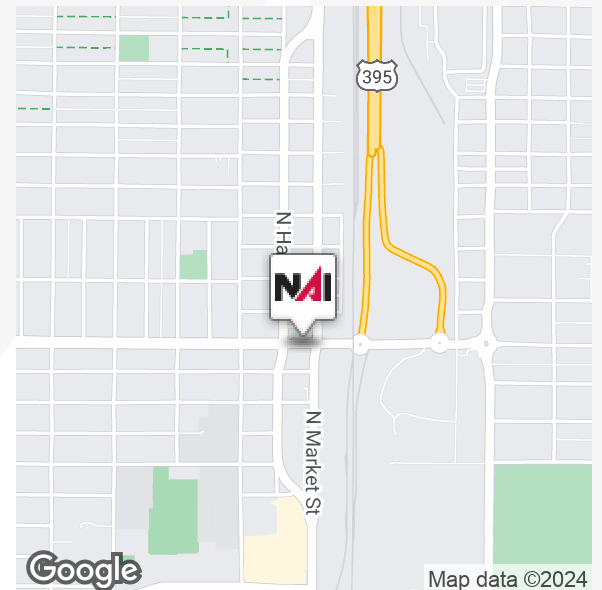
## 4619 N Market St

Spokane, Washington 99207

### Property Description

- Former 7-11
- Building Size: 2,400 SF ± (60' x 40')
- Southwest Corner of Market St and Wellesley Ave
- Located at the Newly Completed North/South Freeway On/Off Ramp at Wellesley Ave
- Current Tenant Lease Expires August 31, 2024
- Good as it Gets Visibility and Exposure

**Lease Rate: \$25.00 SF/yr (NNN)**



For more information

**Jim Orcutt**

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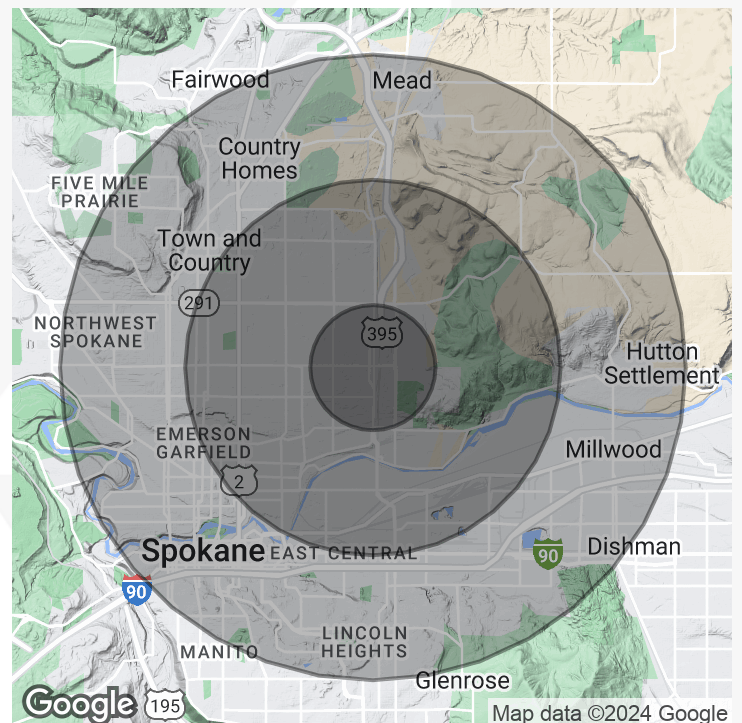
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Population	1 Mile	3 Miles	5 Miles
Total Population	12,750	89,771	229,531
Average Age	38	38	39
Average Age (Male)	36	37	38
Average Age (Female)	39	39	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,803	35,103	93,751
# of Persons per HH	2.65	2.44	2.35
Average HH Income	\$61,107	\$70,459	\$84,151
Average House Value	\$293,785	\$338,186	\$395,839

Demographics data derived from Esri forecast for 2024



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