

For Sale & Lease

Retail

NAI Black



## 3616 N Division St

Spokane, Washington 99207

### Property Description

Building: 1,792 SF ±

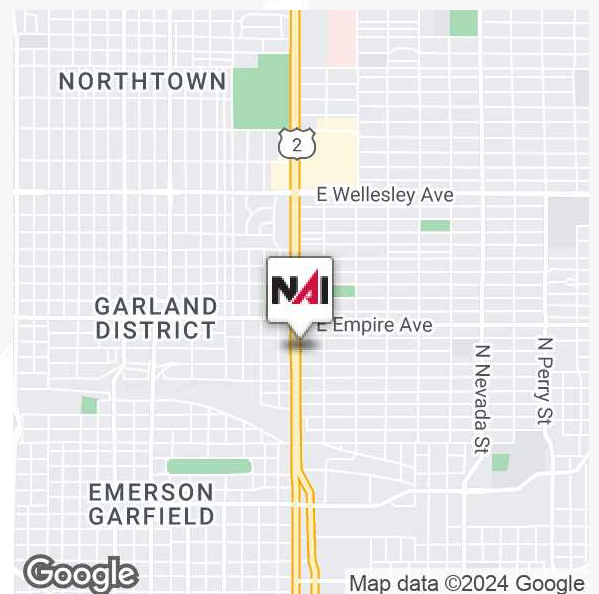
Year Built: 1978

Total Land: 6,603 SF ±

Space Available For Lease: 1,792 SF ±

Average Daily Traffic: Division St - 47,500 ADT

Billboard Lease Has Just Under 10 Years of Term Left @  
\$3,600/YR With Annual PPI Increases



**Sale Price: \$399,500**

**Lease Rate: \$14.00 SF/yr (NNN)**

For more information

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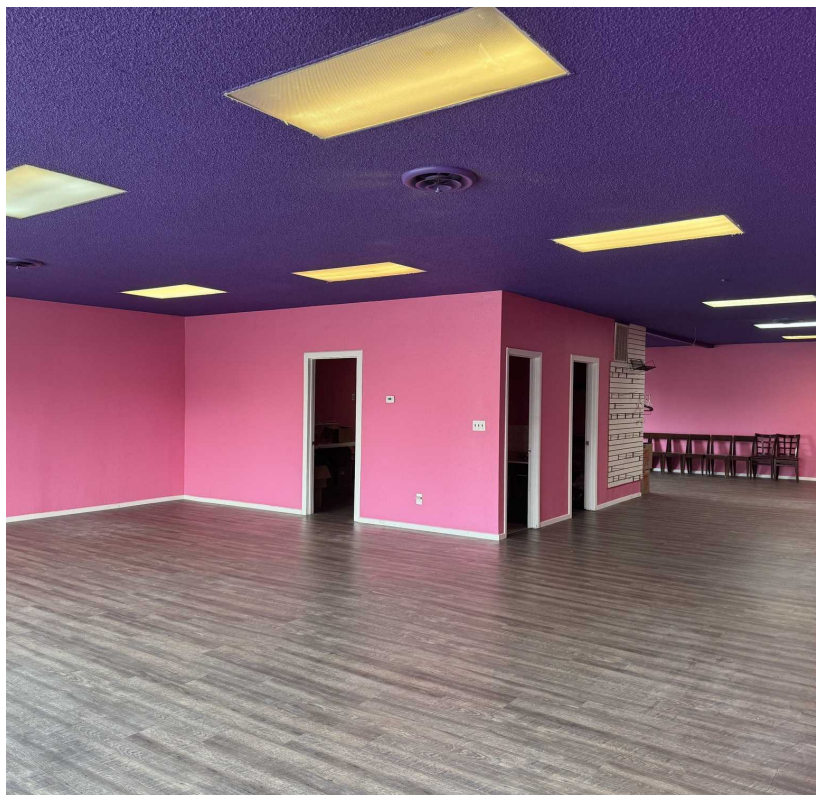
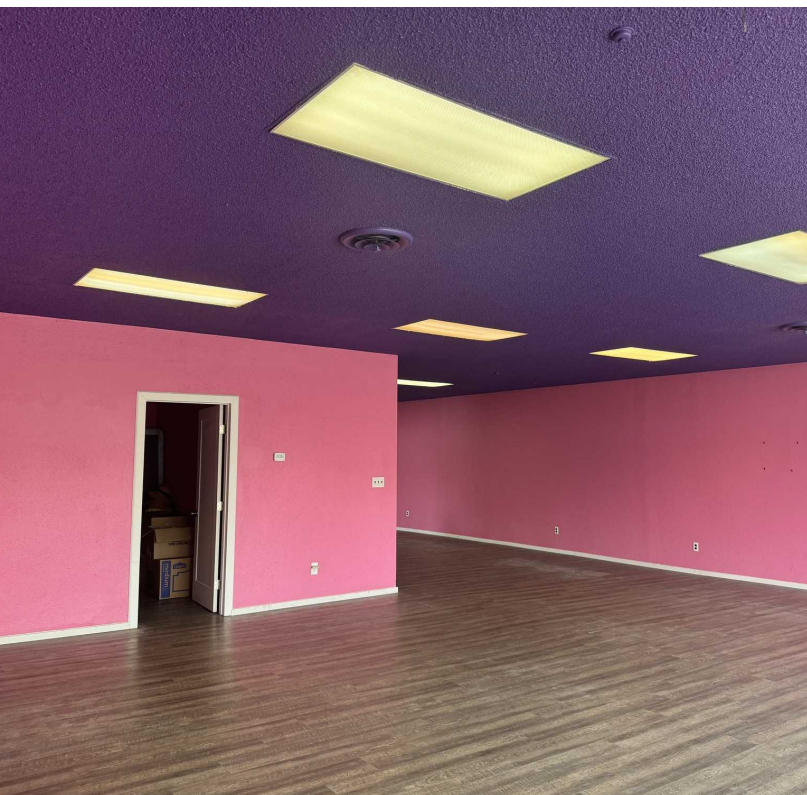
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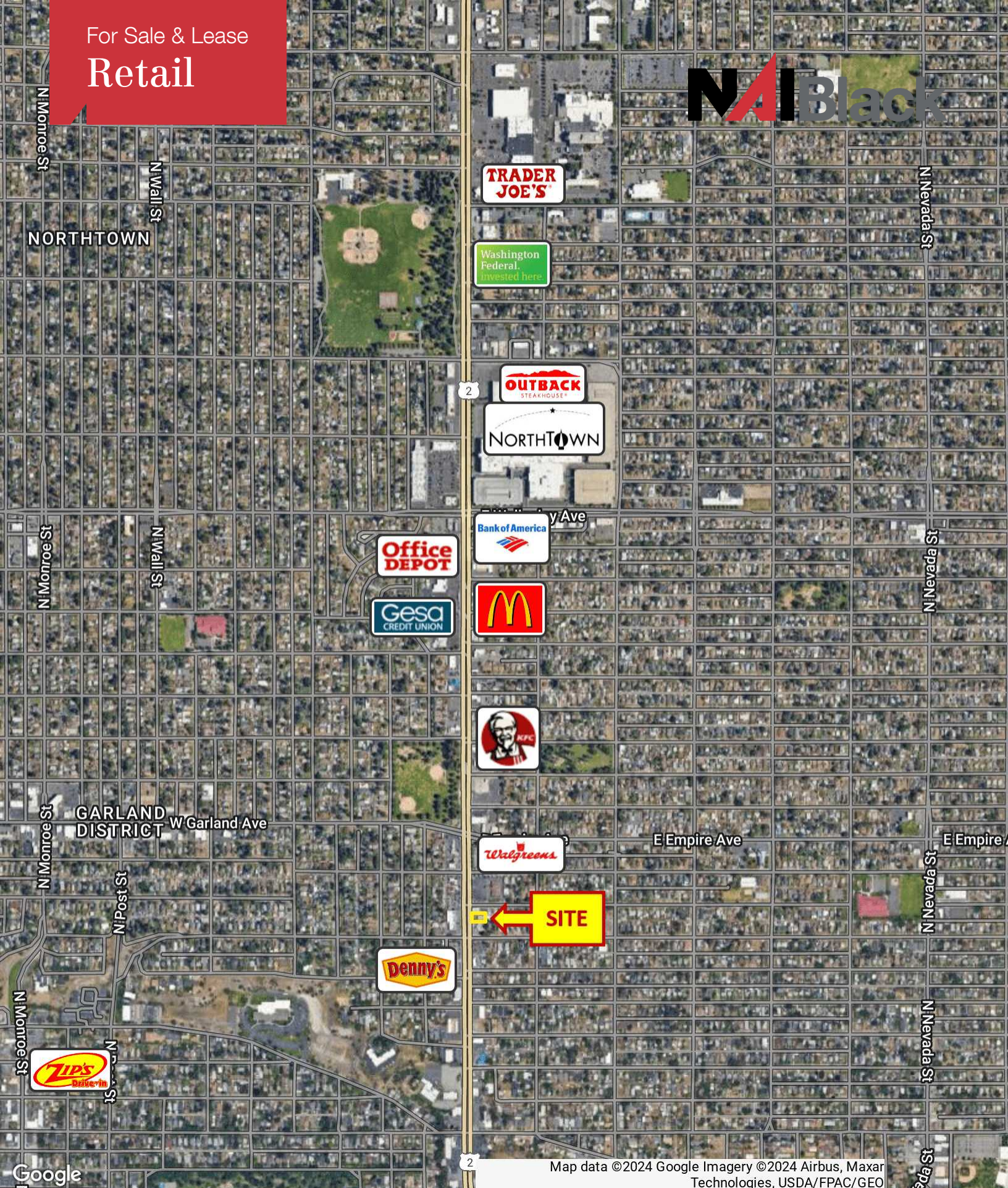
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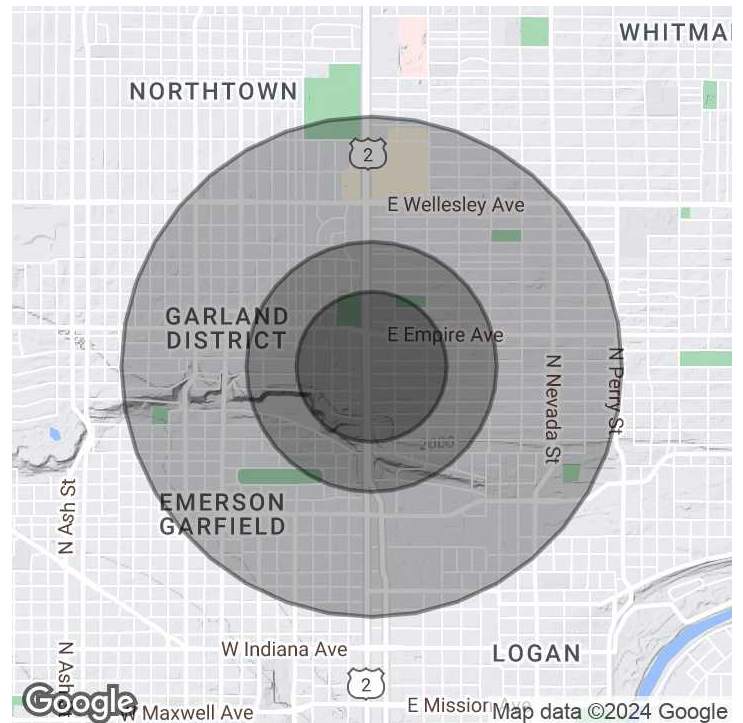


Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,726	5,293	19,765
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	718	2,193	8,054
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$70,491	\$70,901	\$69,461
Average House Value	\$291,205	\$292,282	\$316,812

Demographics data derived from AlphaMap



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