

For Lease  
Freestanding Commercial Bldg.



## 2701 N. Monroe St.

Spokane, Washington 99205

### Property Description

- Located on the Corner Lot of N. Monroe St. and W. Chelan Ave.
- Excellent Location in the Heart of the North Monroe Business District
- Building Size: 7,550 SF ±
- Pylon Signage
- 20 Car Parks
- Concrete Masonry/Slab on Grade
- Two 12 Ft Bay Doors
- NNN Expenses are Estimated at \$2.00 PSF Annually
- Traffic Count: 19,400 VPD ±

Owner is a Real Estate Broker in the State of Washington

**Lease Rate: \$8.00 SF/yr (NNN)**



For more information

**Jim Orcutt**

O: 509 622 3558

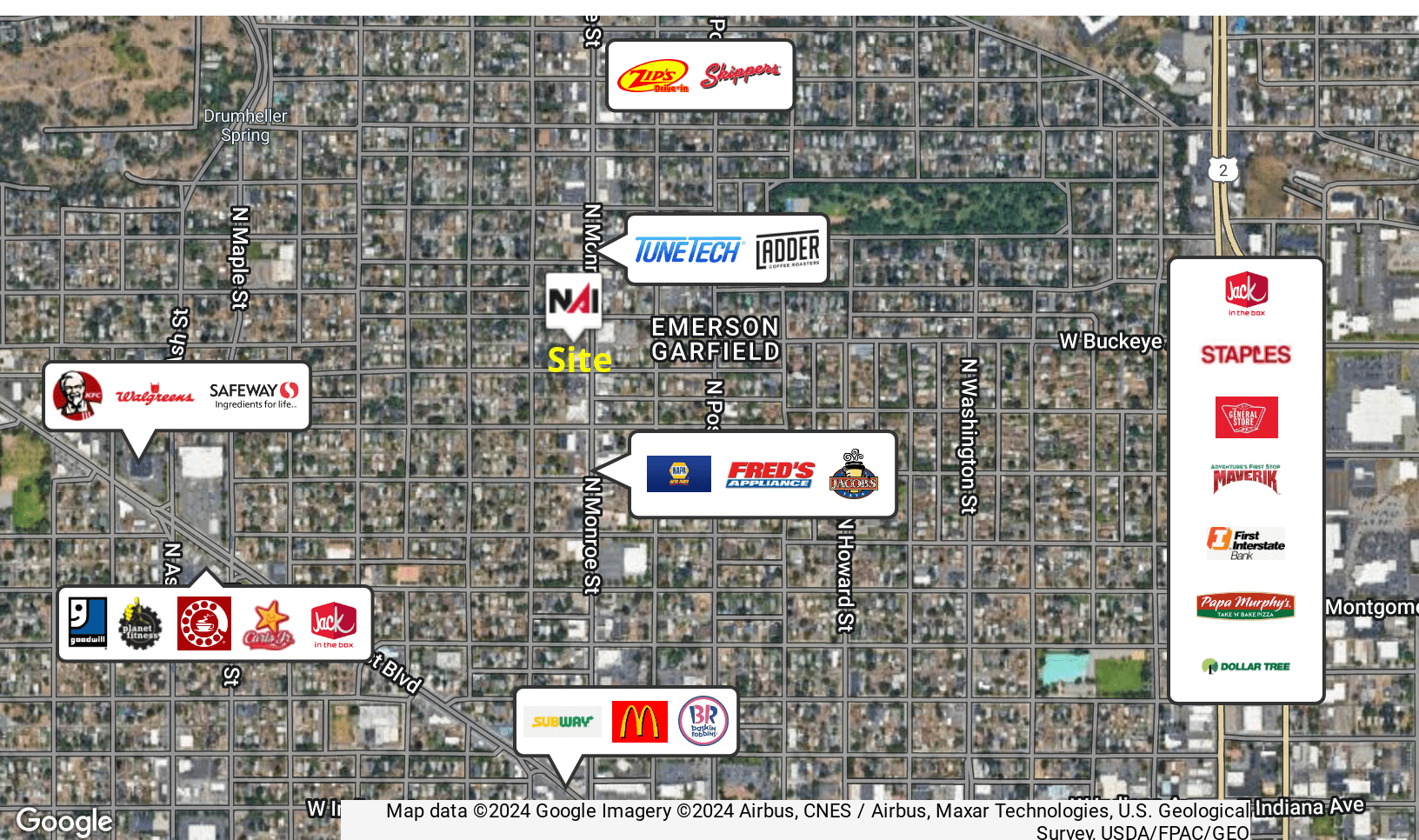
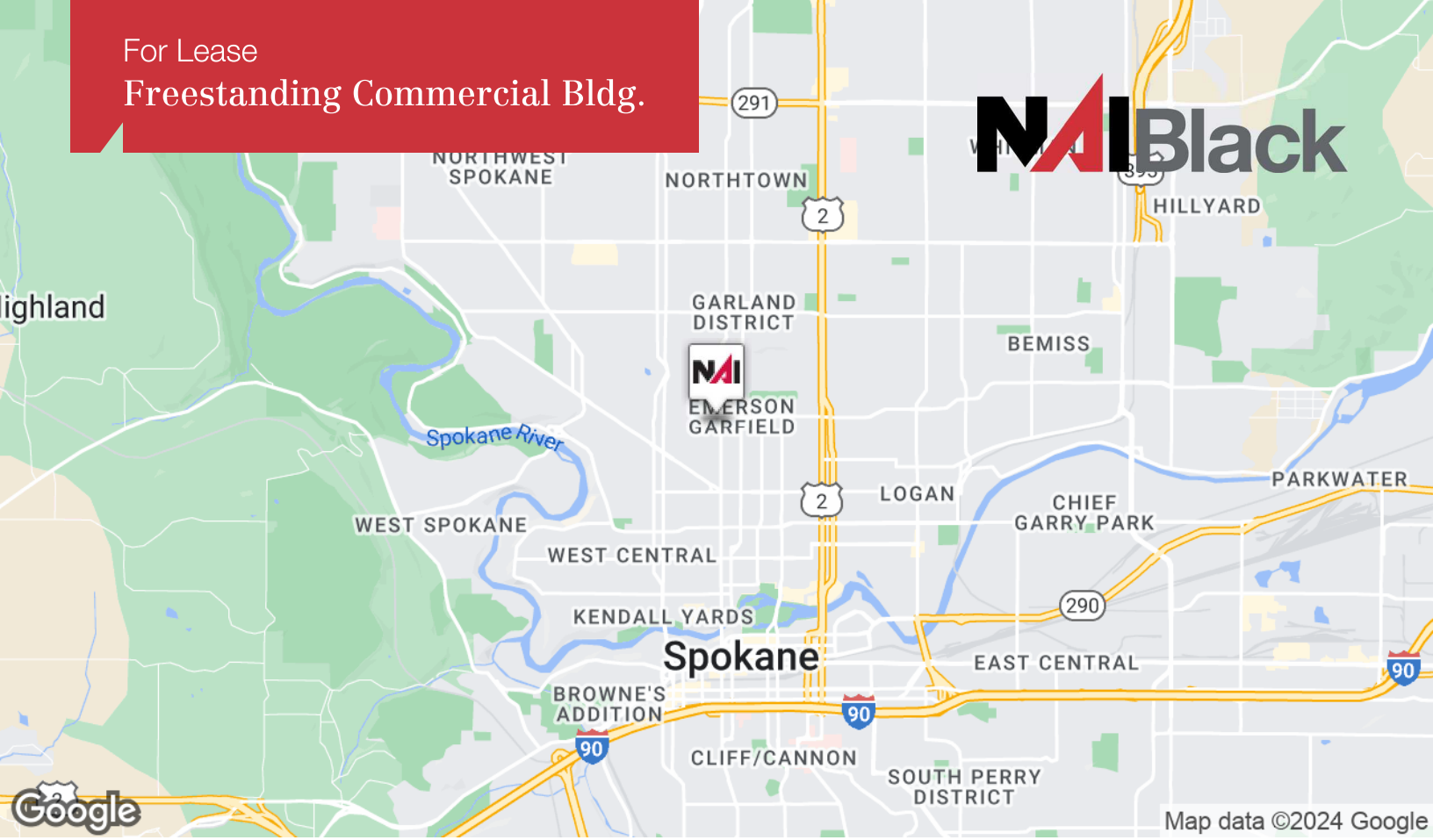
jorcutt@naiblack.com

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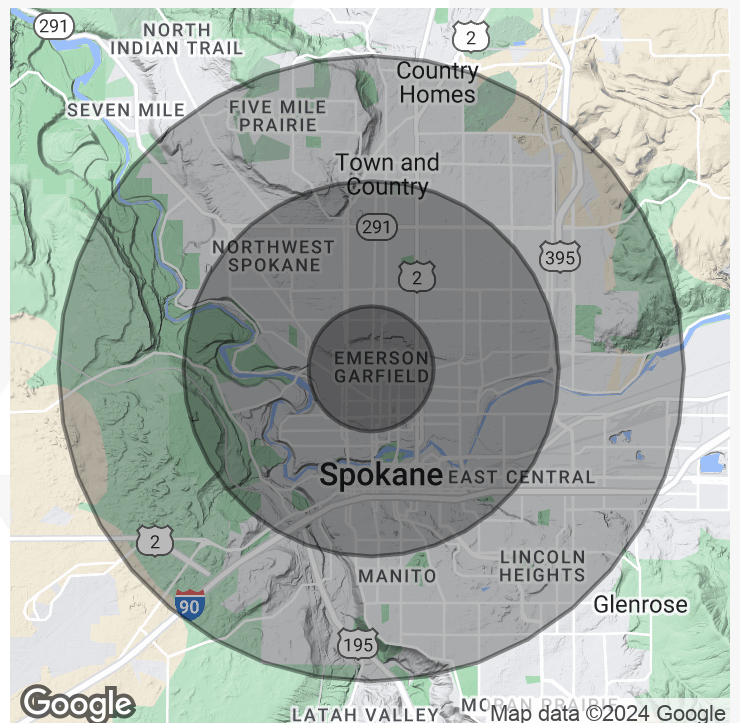
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Population	1 Mile	3 Miles	5 Miles
Total Population	17,586	134,383	231,391
Average Age	3.6.8	36.2	37.2
Average Age (Male)	35.0	35.9	36.8
Average Age (Female)	37.7	37.4	39.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,640	56,838	95,584
# of Persons per HH	2.27	2.25	2.33
Average HH Income	\$67,126	\$69,098	\$80,500
Average House Value	\$174,746	\$167,587	\$199,032

\* Demographic data derived from Esri forecast for 2023



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