

For Lease or Build-to-Suit
Commercial Land

NAI Black



Argonne Road & Knox Avenue

Spokane Valley, Washington 99212

Property Description

Lot 1:

- 0.51± Acres
- Parcel ID#: 45083.0258

Lot 2:

- 0.64± Acres
- Parcel ID#: 45083.0259

Argonne Road Daily Traffic: 43,000± VPD

Neighboring Tenants: Victory Faith Church, Super 8, Atilano's Mexican Food, Denny's, Fort Knox Storage

Zoning: Regional Commercial

- Allows for retail, office and restaurants

Reciprocal parking access with Victory Faith Church



Available Spaces

| Spaces | Lease Rate | Size (SF) |
|--------|-------------------------|-------------|
| Lot 1 | \$3,000 per month (NNN) | 0.51± Acres |
| Lot 2 | \$3,550 per month (NNN) | 0.64± Acres |

For more information

Drew Ulrick, SIOR

O: 509 622 3562

dulrick@naiblack.com

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801 W. Riverside Avenue, Suite 300

Spokane, WA 99201

509 623 1000 tel

naiblack.com

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Lot 1 Parcel Outline



Lot 2 Parcel Outline

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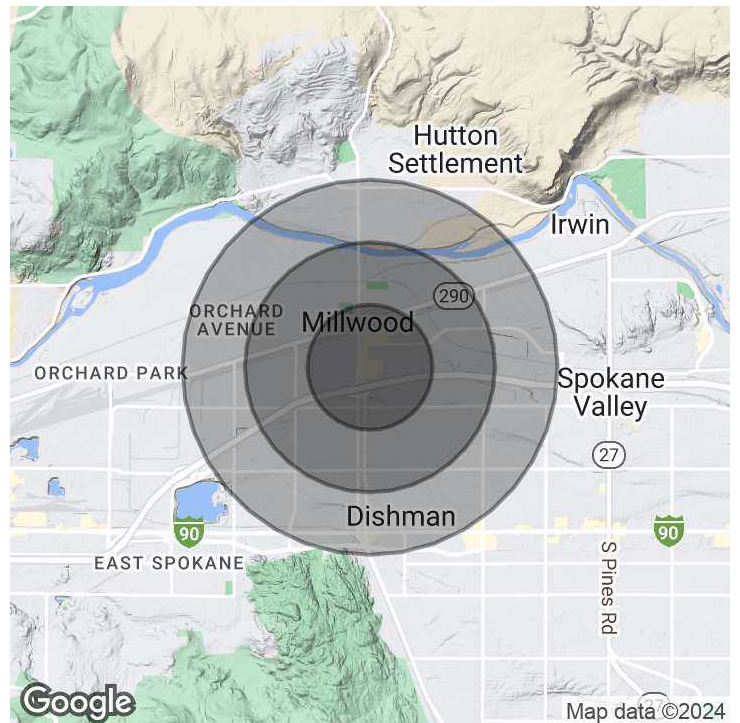
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| Population | 0.5 Miles | 1 Mile | 1.5 Miles |
|----------------------|-----------|--------|-----------|
| Total Population | 1,748 | 7,344 | 15,994 |
| Average Age | 41.7 | 42.0 | 40.2 |
| Average Age (Male) | 37.9 | 38.0 | 36.1 |
| Average Age (Female) | 45.4 | 45.4 | 43.0 |

| Households & Income | 0.5 Miles | 1 Mile | 1.5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 833 | 3,393 | 7,340 |
| # of Persons per HH | 2.1 | 2.2 | 2.2 |
| Average HH Income | \$66,274 | \$70,673 | \$67,190 |
| Average House Value | \$194,951 | \$194,642 | \$191,746 |

2020 American Community Survey (ACS)



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