

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**

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dulrick@naiblack.com

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Lot 1 Parcel Outline



Lot 2 Parcel Outline

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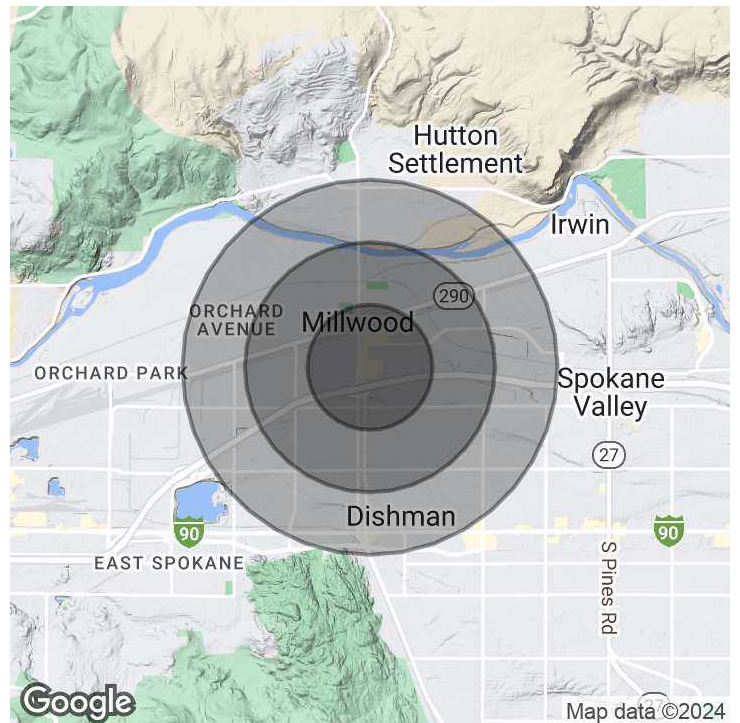


Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,748	7,344	15,994
Average Age	41.7	42.0	40.2
Average Age (Male)	37.9	38.0	36.1
Average Age (Female)	45.4	45.4	43.0

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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