

## 11510-11530 E Sprague

Spokane Valley, Washington 99206

### **Property Description**

Year Built: 1974/1991 Lot Size: 137,680 ± SF

Building Size: 19,800/6,000  $\pm$  SF

#### **Available Spaces**

Spaces Lease Rate		Size (SF)	
Pad Site	ad Site Negotiable		
11528 E Sprague Ave	\$1,000 per month	1,200 SF	
11514 E Sprague Ave	\$1,750 per month	2,100 SF	
11512 E Sprague Ave	\$2,080 per month	1,560 SF	
11512 & 11514 E Sprague Ave	\$3,830 per month	3,660 SF	



For more information Chris Bell, SIOR O: 509 622 3538 cbell@naiblack.com

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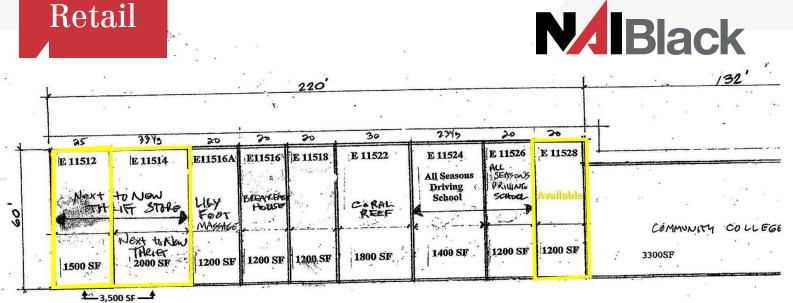
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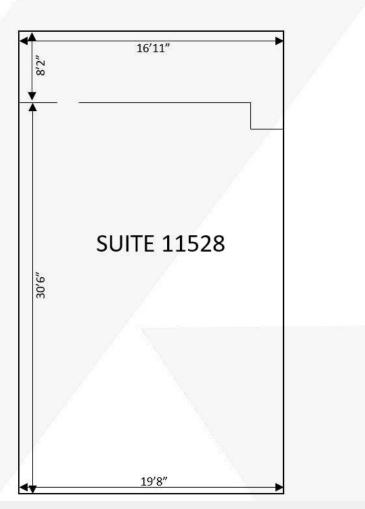
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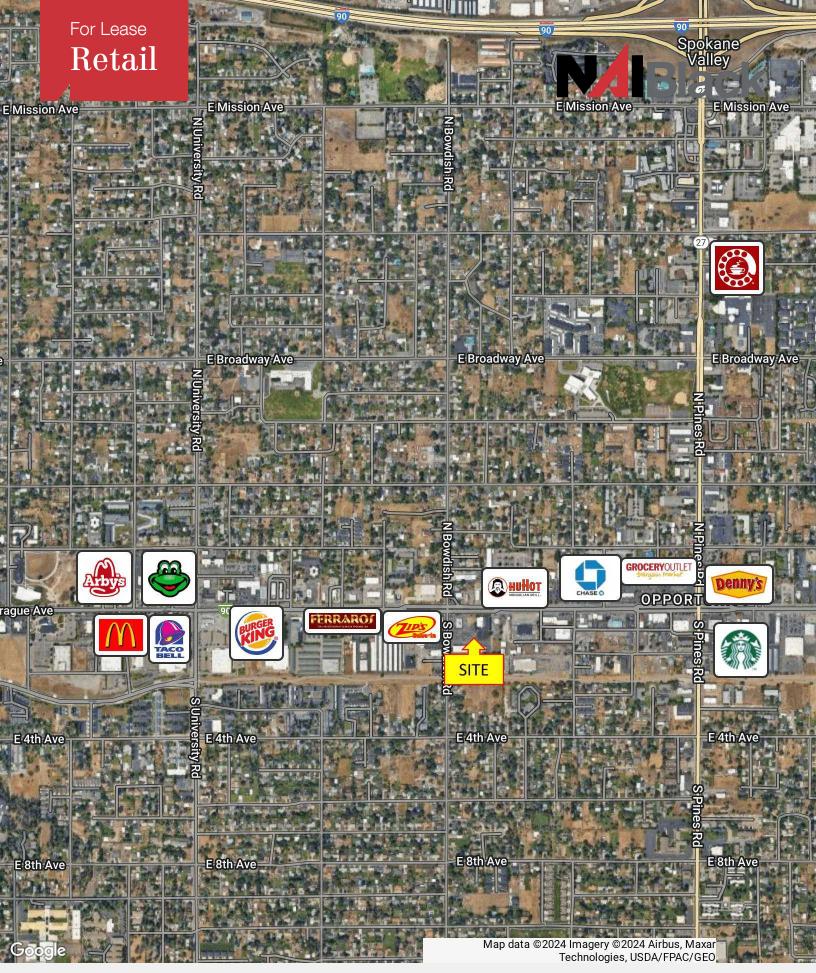
#### For Lease Retail







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# For Lease **Retail**





Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	816	3,281	12,991
Average Age	33.4	33.6	36.8
Average Age (Male)	32.6	32.8	35.7
Average Age (Female)	34.7	34.8	38.1

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	354	1,430	5,973
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$59,402	\$59,067	\$55,776
Average House Value	\$215,546	\$214,344	\$198,954

2020 American Community Survey (ACS)



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