



GROUND LEASE

924 George Washington Way

Richland, WA 99352

PRESENTED BY:

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SITE PLAN AND SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$9,500.00 per month
LOT SIZE:	.66 acres or 28,550 SF
ZONING	Central Business District

PROPERTY DESCRIPTION

- Ground lease land in same parking lot as brand new Panda Express
- Great access and visibility
- Strong surrounding retail
- Reciprocal access with Panda Express

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ADDITIONAL PHOTOS



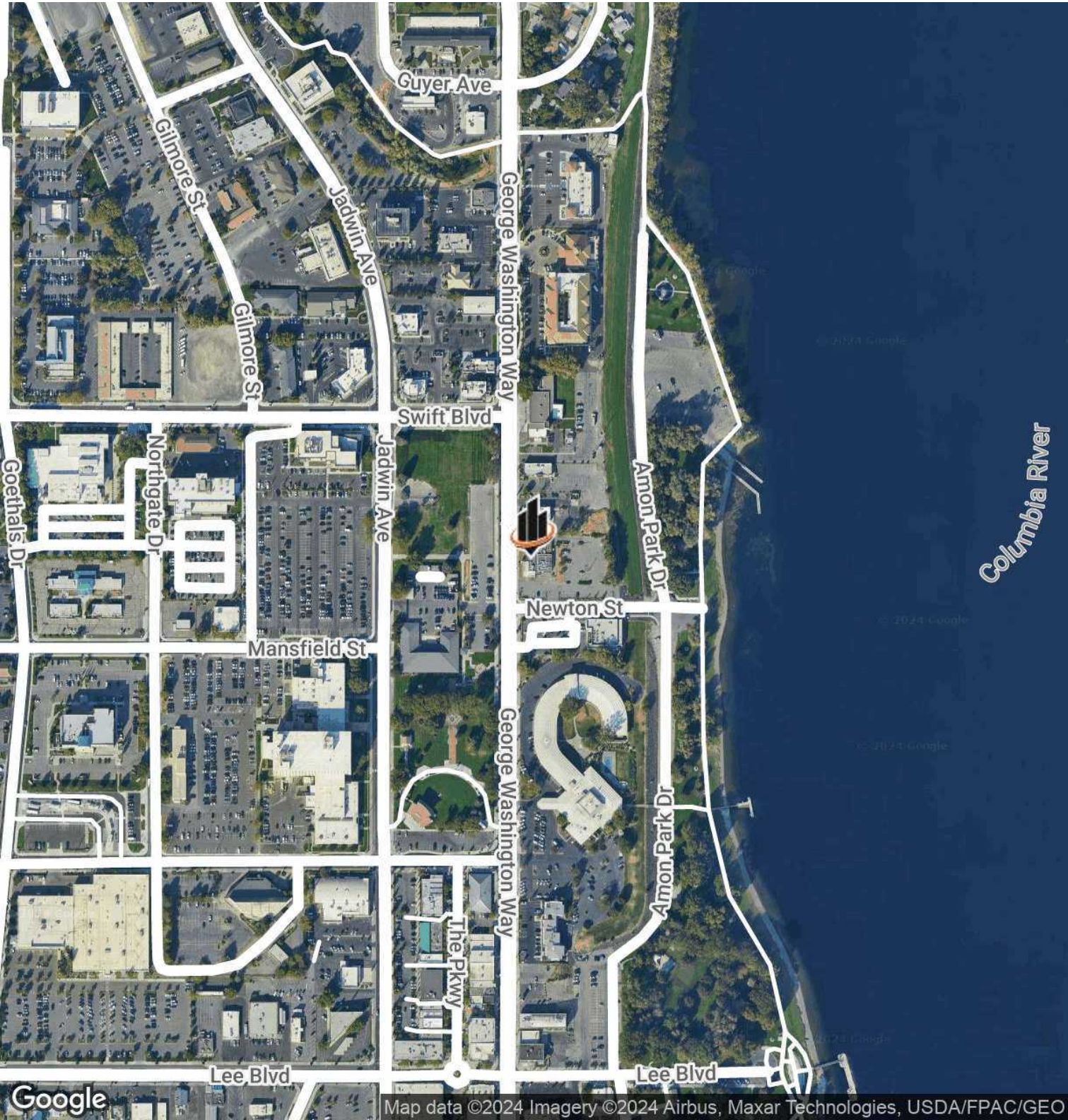
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RETAILER MAP



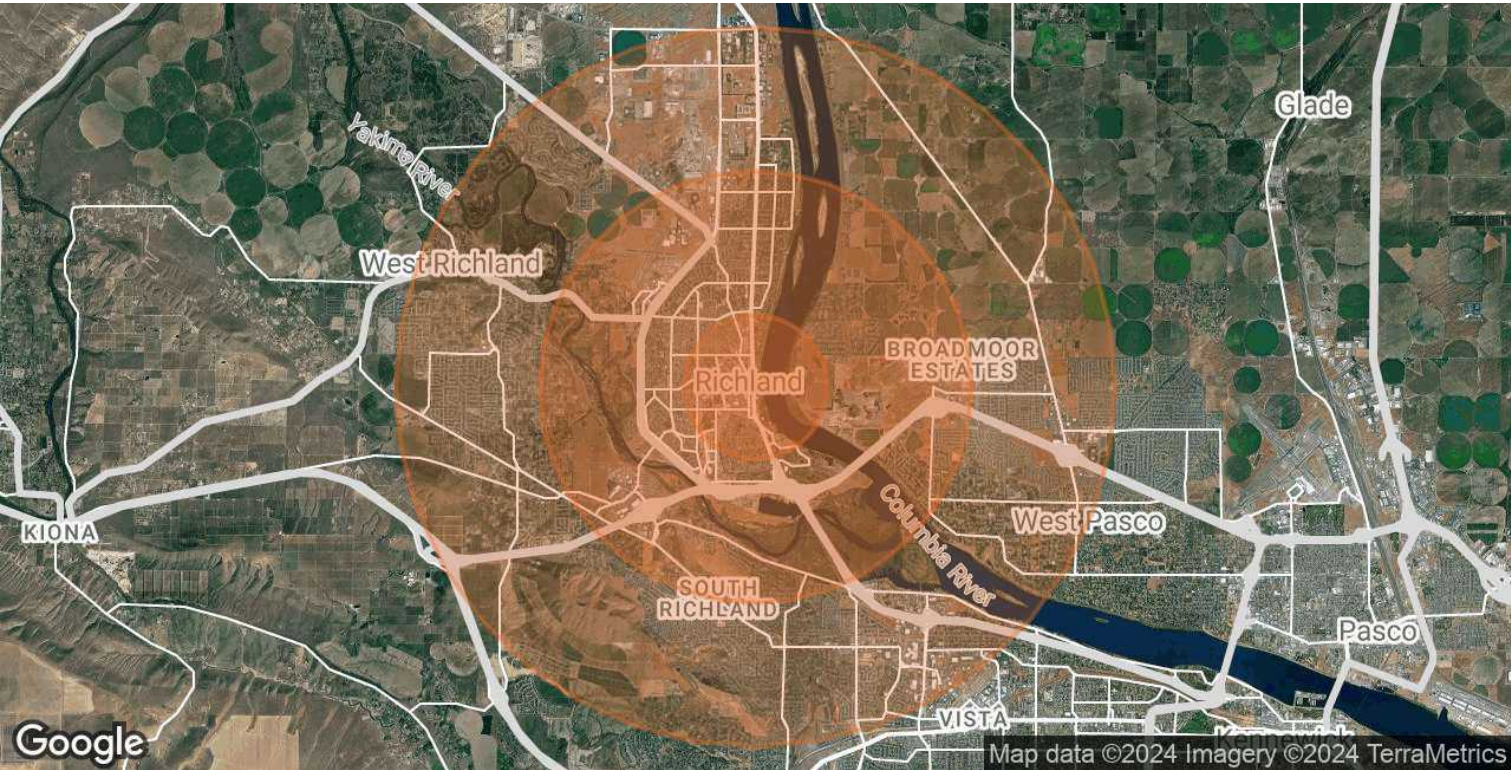
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,016	44,713	113,529
AVERAGE AGE	36	39	38
AVERAGE AGE (MALE)	35	38	38
AVERAGE AGE (FEMALE)	38	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,207	17,515	42,536
# OF PERSONS PER HH	2.7	2.6	2.7
AVERAGE HH INCOME	\$86,922	\$116,752	\$133,015
AVERAGE HOUSE VALUE	\$381,941	\$412,657	\$442,631

Demographics data derived from AlphaMap

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