

For Lease  
**Retail**

**NAI**Black



## 2912 E. Palouse Hwy., Ste. E

Spokane, Washington 99223

### Property Highlights

- Available Space: 1,303 SF ±
- End Cap
- Three Parapet Signs Opportunity
- Located in the Regal Plaza at Palouse Shopping Center on Spokane's Growing South Hill
- Protected Left Turn Signalized Intersection at Palouse Hwy
- Traffic Count on Regal St: 19,300 VPD ±
- Excellent Co-Tenancy: MOD Pizza, PetSmart, T-Mobile, and Numerica Credit Union
- Shadow Anchored by Target
- DO NOT DISTURB TENANT

Owner is a Licensed Broker in the State of Washington

**Lease Rate: \$3,800.00 per month plus NNN**



For more information

**Stephen Pohl**

O: 509 622 3568

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No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

801 W. Riverside Avenue, Suite 300  
Spokane, WA 99201  
509 623 1000 tel  
[naiblack.com](http://naiblack.com)



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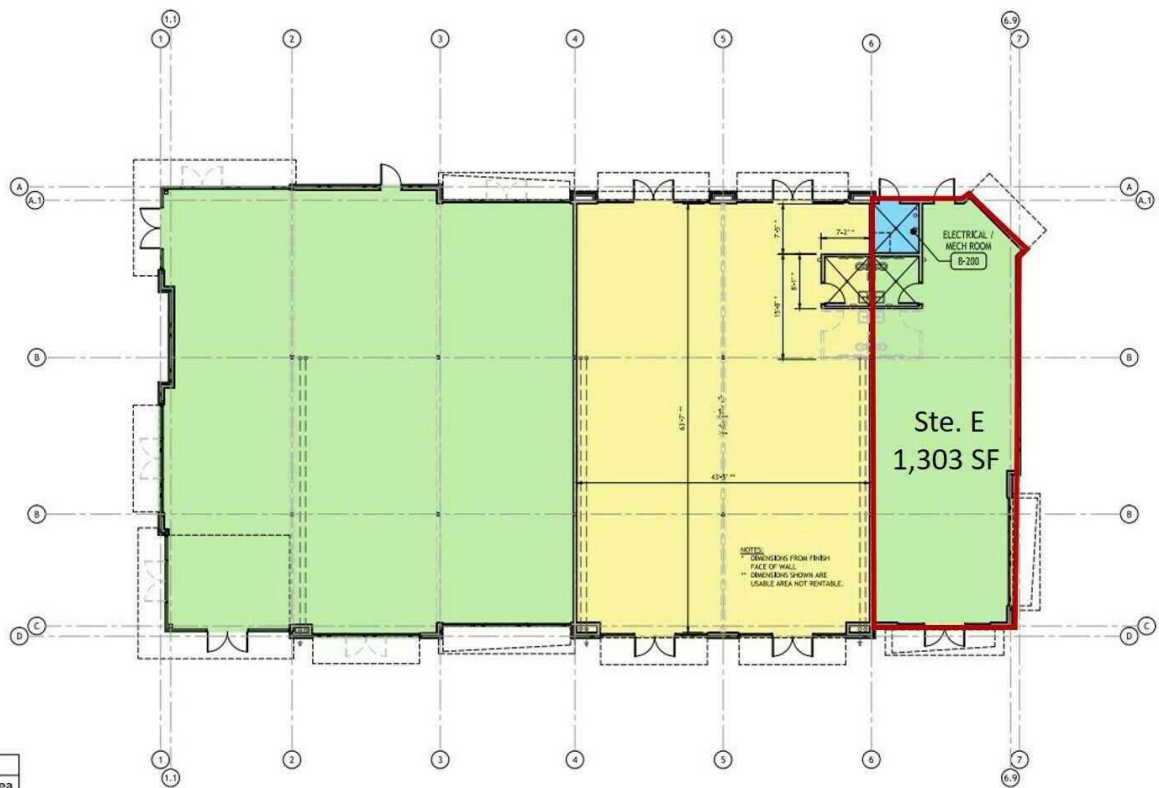
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**Pad-B, Tenant Plan-01**

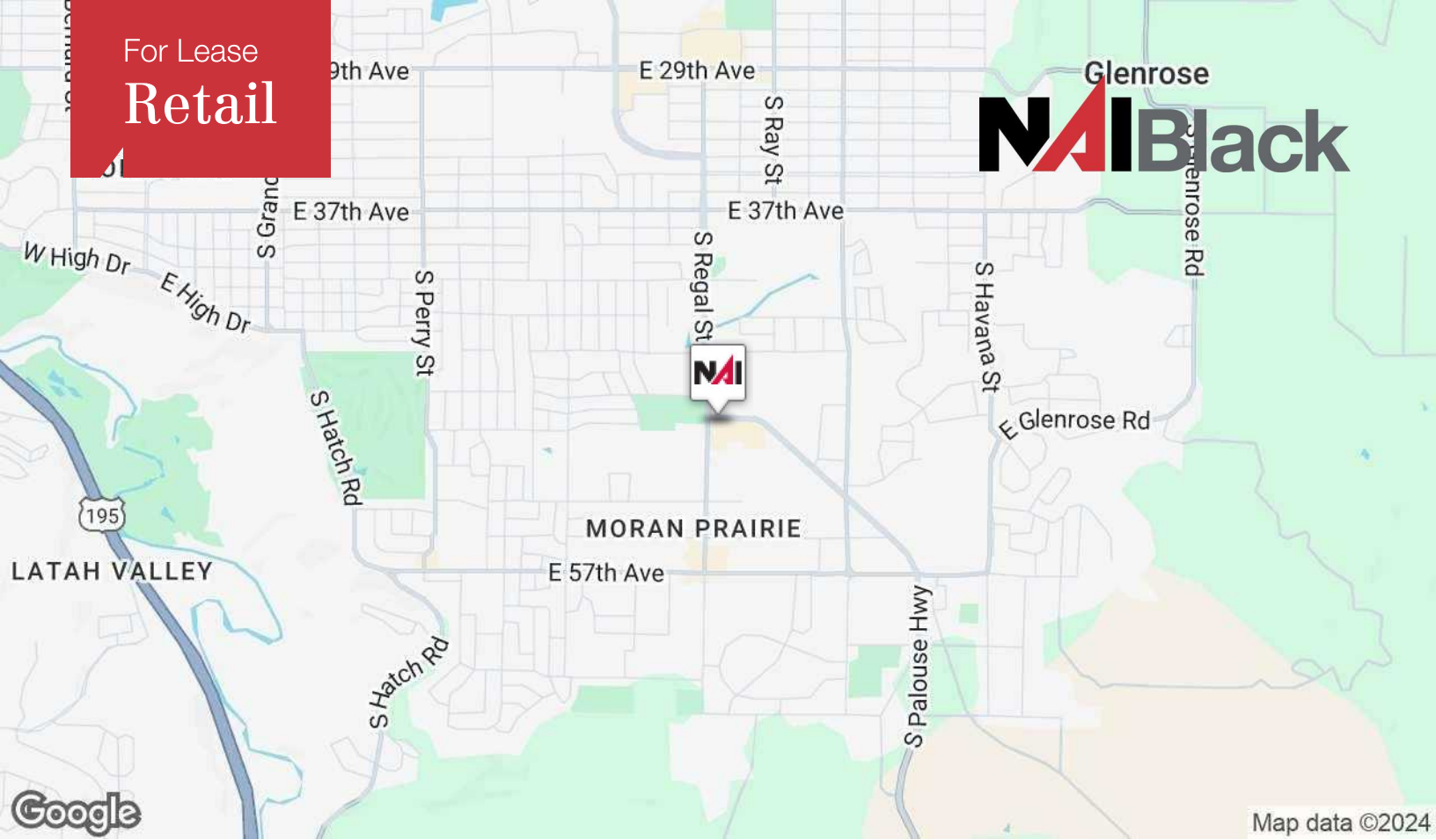
Scale: 1/8" = 1'-0"



Retail 'B' Tenant Schedule		
Suite No.	Suite Name	Suite Area
B-200	MECH ROOM	66 SF
B-201/2	SUITE 'A/B'	4,017 SF
B-203/4	SUITE 'C/D'	2,860 SF
B-205	SUITE 'E'	1,303 SF
		8,246 SF

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Glenrose  
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Population	1 Mile	3 Miles	5 Miles
Total Population	16,239	67,558	133,063
Average Age	42	42	41
Average Age (Male)	40	41	40
Average Age (Female)	43	43	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,199	27,404	55,772
# of Persons per HH	2.24	2.43	2.25
Average HH Income	\$114,494	\$130,142	\$106,541
Average House Value	\$502,465	\$541,954	\$481,657

Esri forecast for 2024

