

FOR LEASE



AVAILABLE SPACE:

SUITE #2420

Space Size	±1,892 SF
Lease Rate	\$14.00 PSF / Year
NNN Expense	\$3.80 PSF
Year Built	2005
# of Buildings	1
Building Size	± 13,577 SF
Land Size	± 48,650 SF (1.12 Acres)
Parcel #	13121.0094 (Portion of)
Zoning	Commercial
Center Tenants	Jimmy Johns, Dollar Tree

Nearby Tenants:

Safeway, Grocery Outlet, Ace Hardware, Bi-Mart, Taco Bell, Starbucks, Maverik, O'Reillys, Papa Murphys, Dominos, Carls Jr, T-Mobile, Great Clips and more...

CHENEY SQUARE

2420 1st Street
Cheney, WA 99004

[View
Location](#)



ANDY BUTLER, CCIM

509.385.9121
andy.butler@kiemlehgood.com

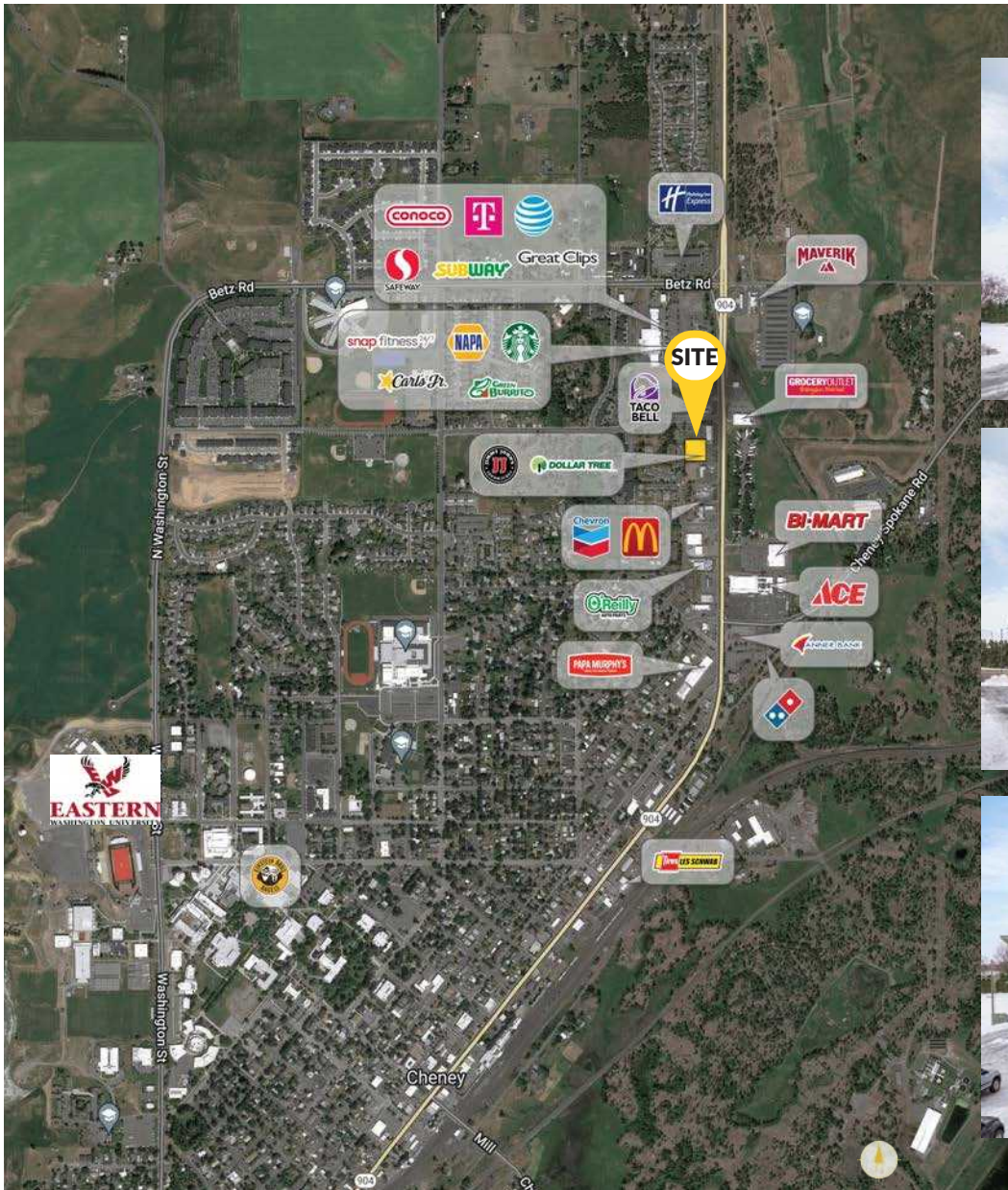
**JOHN SHASKY
PROPERTY MANAGER**

509.755.7528
john.shasky@kiemlehgood.com

**KIEMLE
HAGOOD**

CHENEY SQUARE

2420 1st street | Cheney, WA 99004



DEMOGRAPHICS



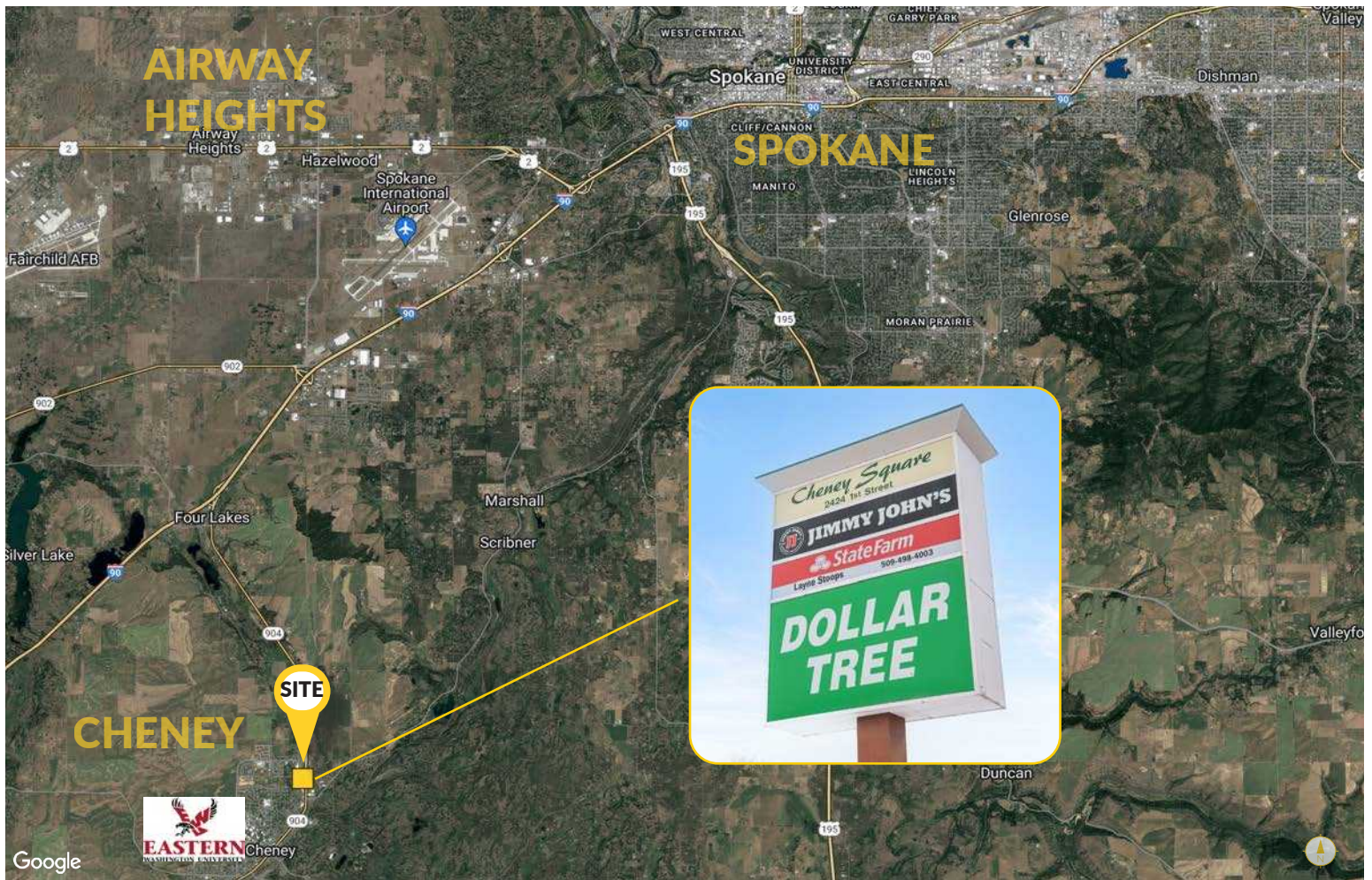
	1MI	3MI	5MI	10MI
2024 Estimated Population	7,290	14,553	17,139	50,140
2029 Projected Population	7,382	14,778	17,516	52,682
Projected Annual Growth (24-29)	0.3 %	0.3 %	0.4 %	1.0 %
2024 Med Age	26.2	26.9	29.1	35.4
2024 Average HHI	\$77,542	\$77,947	\$85,911	\$110,608
2024 Median HHI	\$54,127	\$54,464	\$59,833	\$83,834
2024 Daytime Demographics	3,585	8,636	10,361	32,950

TRAFFIC



Average Daily Traffic

1st @ Site:	±14,527 ADT
1st & Betz:	±16,077 ADT
1st & Cheney-Spokane:	±17,399 ADT



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**KIEMLE
HAGOOD**

OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

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