

LAND FOR LEASE



KIEMLE
HAGOOD

Ground Lease

0 N Mullan Rd
Spokane Valley WA 99206

LEASE RATE	\$7,000 /Month + NNN
LEASE TYPE	Ground Lease
LOT SIZE	±29,434 SF
PARCEL NO	45173.1445

COLIN CONWAY

509.755.7595


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STEVE MCINTOSH

509.755.7546

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This prime flat parcel in Spokane Valley offers exceptional visibility and high traffic exposure with frontage on Mullan Rd and Sprague Ave. At ±29,434 sqft, this location is ideal for commercial development or investment, providing easy access and a highly sought-after area.

DEMOGRAPHICS		1 MI	3 MI	5 MI
Est Pop 2024		9,434	69,605	159,493
Projected Pop 2029		9,357	69,511	161,150
Projected Ann Growth (24-29)		-0.82%	-0.14%	+1.03%
Est Daytime Pop		8,912	53,032	115,122
2024 Average HHI		\$83,009	\$91,194	\$100,997
2024 Median HHI		\$62,325	\$69,029	\$77,446

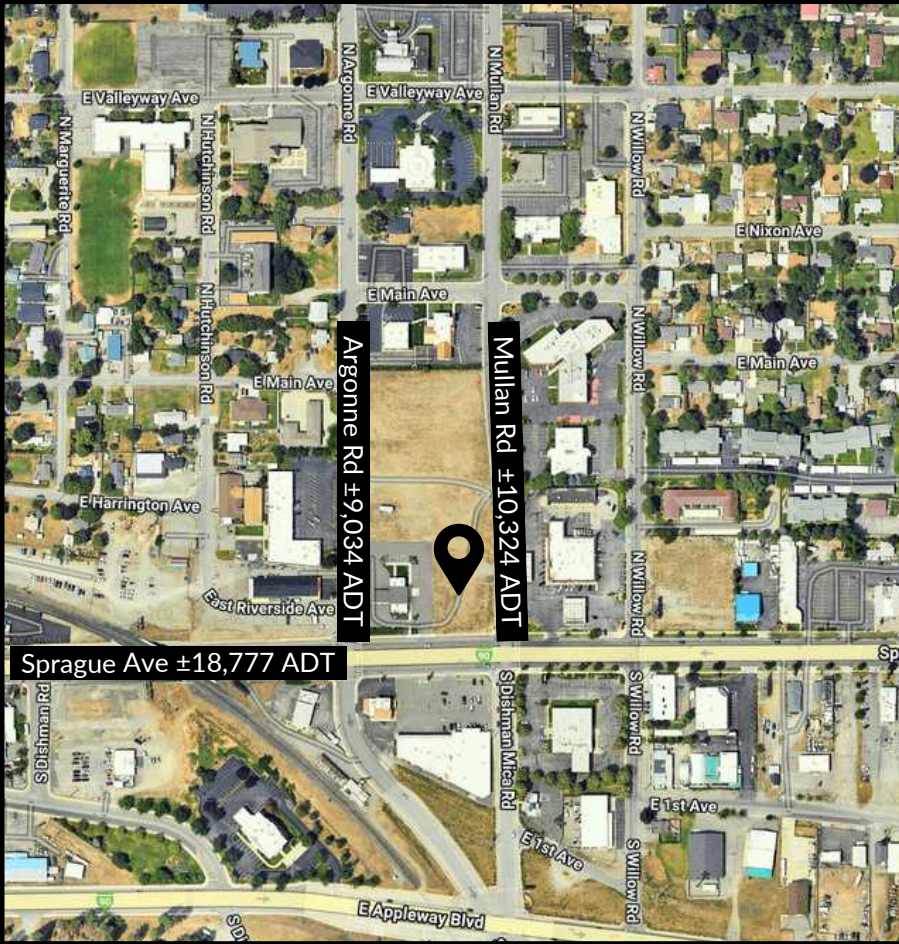
Argonne Rd $\pm 9,034$ ADT
Mullan Rd $\pm 10,324$
Sprague Ave $\pm 18,777$

Spokane International Airport
±16 Minutes | ±12.8 Miles

±14 Minutes | ±7.0 Miles

±11 Minutes | ±5.2 Miles

±23 Minutes | ±18.6 Miles





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0 N Mullan Rd, Spokane Valley Wa 99206

COLIN CONWAY, MANAGING BROKER

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VIEW LOCATION



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

601 W Main Ave, Suite 400]
Spokane WA 99201