

For Lease  
**Retail/Office**

**NAI**Black



## 164 S Browne St

Spokane, Washington 99201

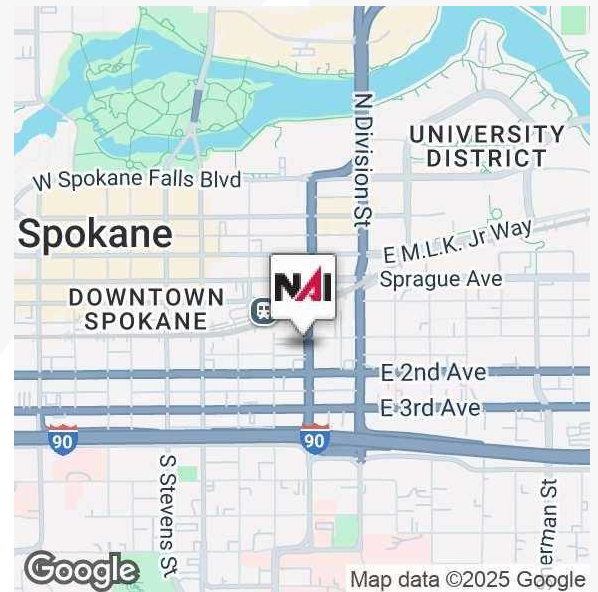
### Property Highlights

- Retail Sqft- 880 ±
- Lot Sqft- 2,625 ±
- Residential or Retail Zoning
- Historic Architecture
- One Bathroom
- One Kitchenette
- Built-In Desk
- Traffic Count: 22,900 ± Vehicles per Day

### Property Description

This charming 880-square-foot historic property offers a unique blend of commercial and residential possibilities, featuring a beautifully preserved space with a built-in desk, kitchenette, and private bathroom. Situated on a 2,625-square-foot lot, the property boasts timeless character, ideal for a boutique retail shop, office, or cozy live-work setup. With flexible zoning, this rare opportunity allows for endless potential in a prime location.

**Lease Rate: \$1,500.00 per month (NNN)**



For more information

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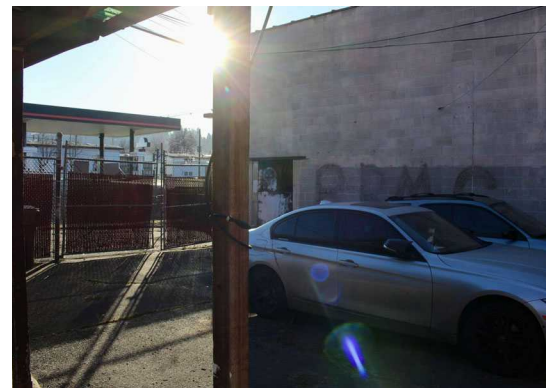
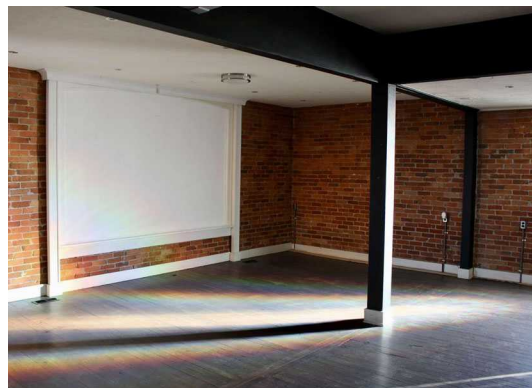
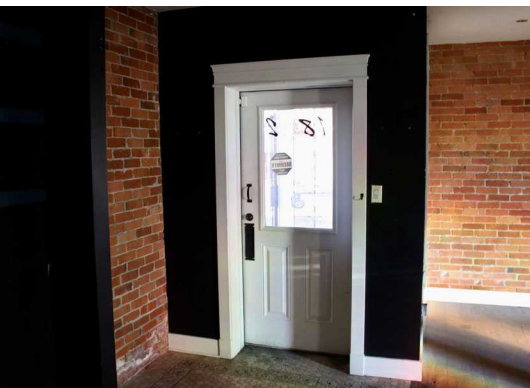
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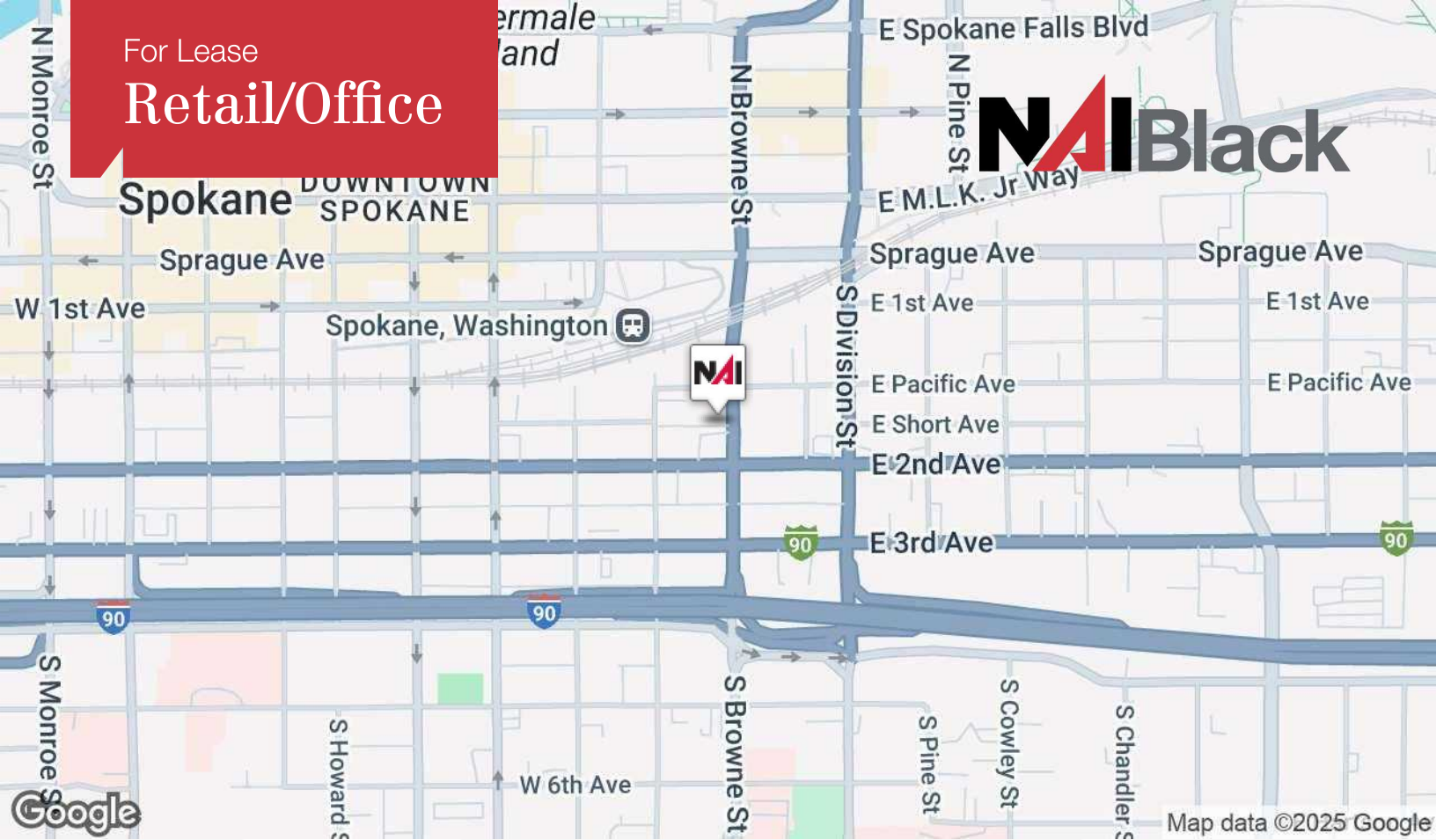
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Population	1 Mile	3 Miles	5 Miles
Total Population	14,220	119,438	233,989
Average Age	42	40	40
Average Age (Male)	42	39	39
Average Age (Female)	42	40	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,352	50,540	97,372
# of Persons per HH	1.54	2.21	2.32
Average HH Income	\$66,223	\$85,942	\$91,108

Derived from Esri forecast for 2024

