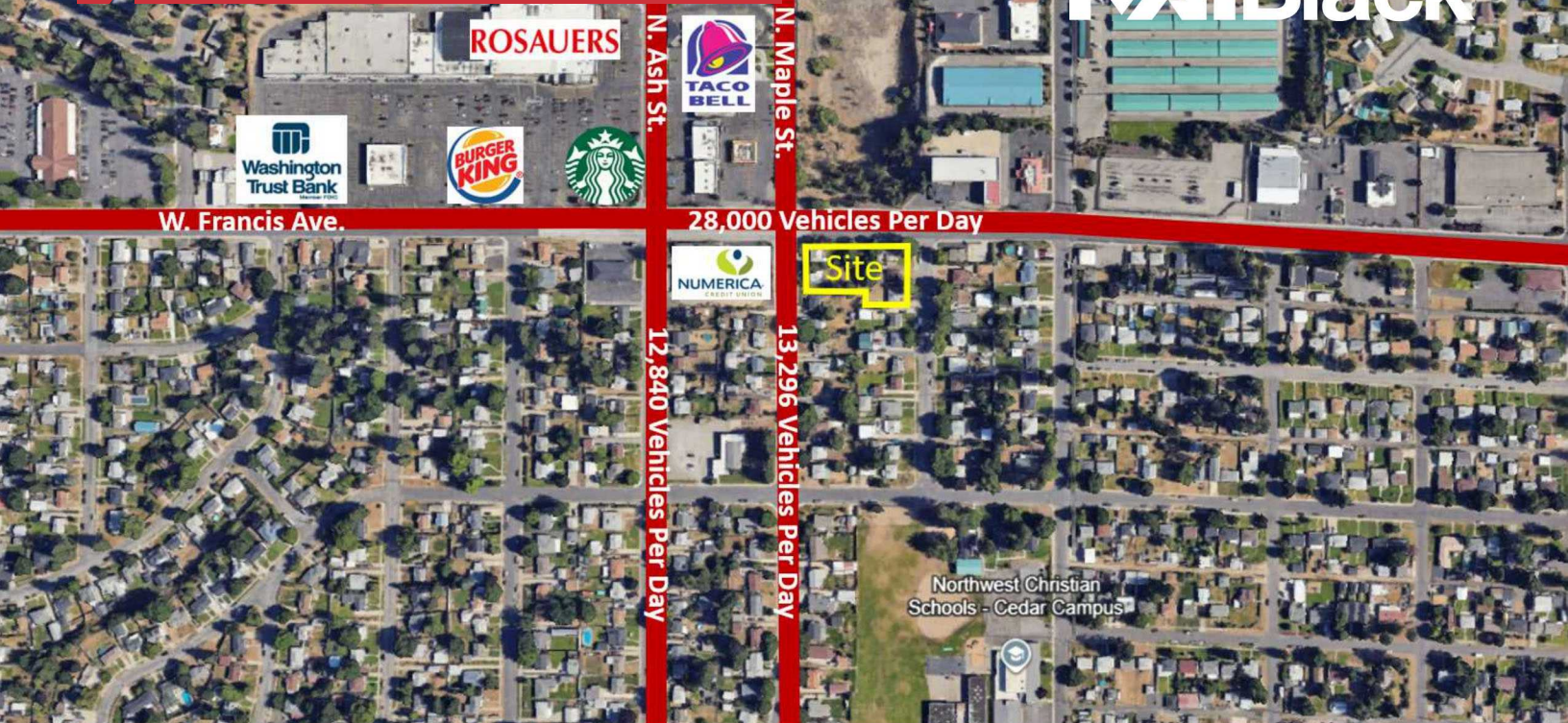


For Lease  
Ground Lease or Build to Suit

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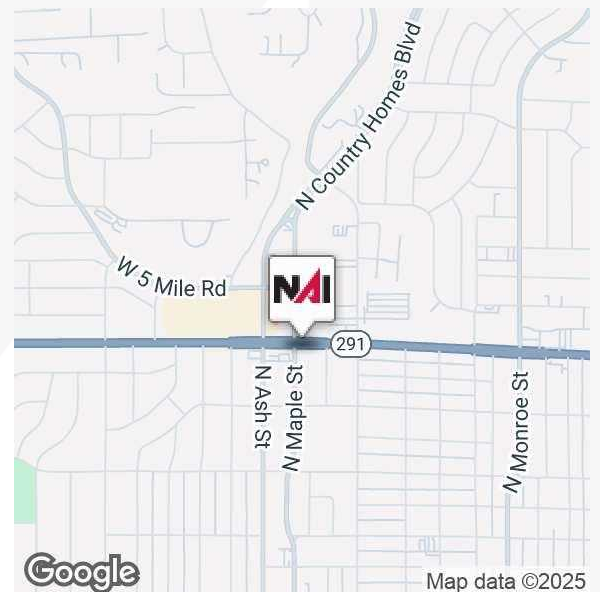


## 6222-6228 N Maple St & 6215-6227 N Walnut St

Spokane, Washington 99205

### Property Description

- Located on the NW & NE Corners of Francis Ave. & Maple/Walnut St.
- Five Parcels: 38,144 SF+/- (.876 Acres) of Buildable Land
- Parcel Dimensions/Frontage:
  - Francis: 243'
  - Maple: 98'
  - Walnut: 136'
- Parcel Numbers: 26361.0201, 26361.0202, 26361.0203, 26361.0221 & 26361.0222
- Zoning: OR-35 (Office-Retail on .71 Acres)
- RSF (Residential Single Family on .165 Acres)



For more information

**Don Jamieson**

O: 509 622 3584

djamieson@naiblack.com

**Mark C. McLees**

O: 509 622 3554

mmclees@naiblack.com

**Lease Rate: Ground Lease or Build to Suit**

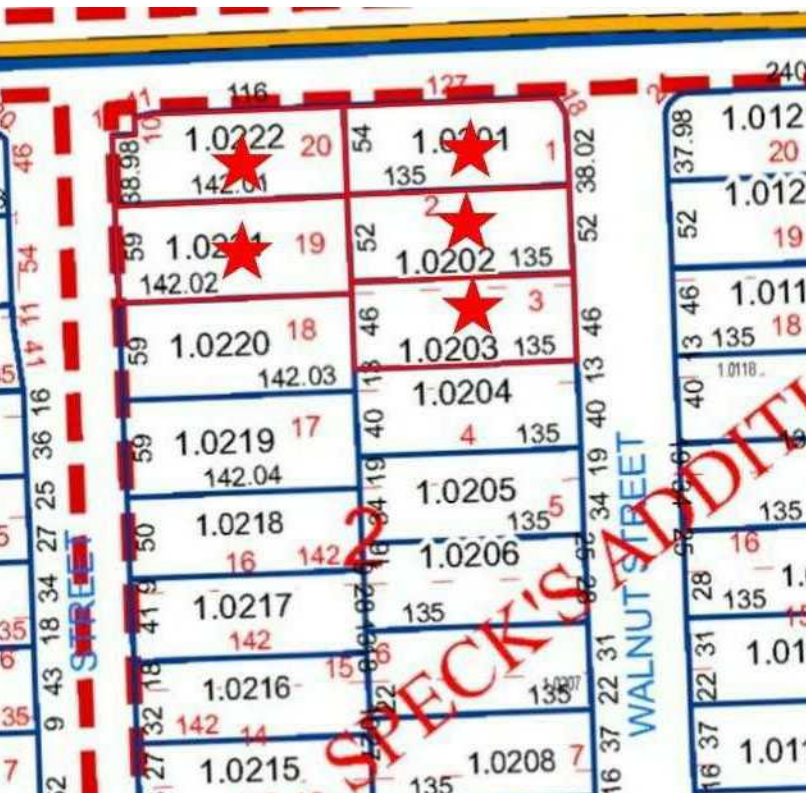
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801 W. Riverside Avenue, Suite 300  
Spokane, WA 99201  
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For Lease  
Ground Lease or Build to Suit

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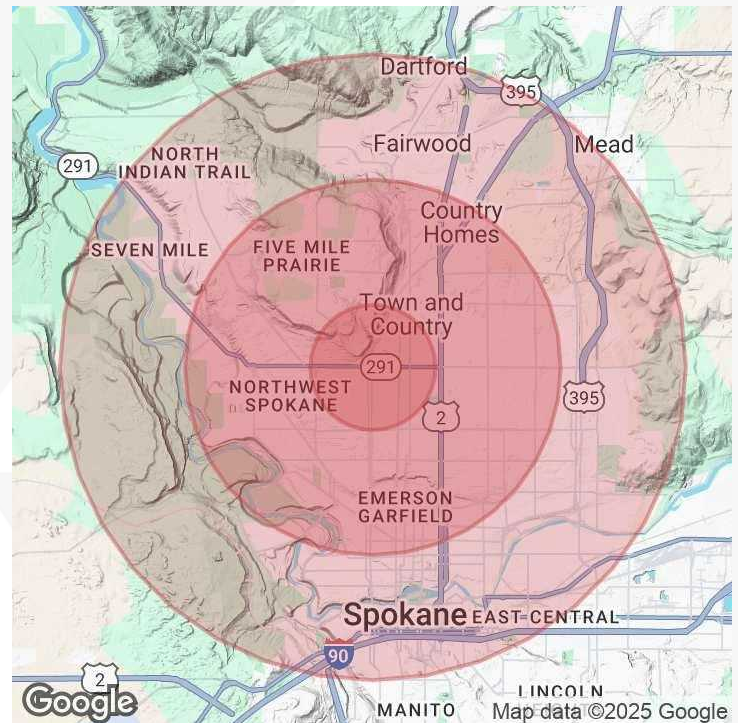
# For Lease Ground Lease or Build to Suit



Population	1 Mile	3 Miles	5 Miles
Total Population	15,440	120,487	206,600
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,366	48,096	83,889
# of Persons per HH	2.42	2.47	2.36
Average HH Income	\$91,699	\$86,071	\$85,352
Average House Value	\$371,927	\$381,057	\$404,813

Demographics data derived from Esri forecast for 2024



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