

FOR LEASE

**BUSY LOCATION AT SIGNALIZED CORNER
 RICHLAND, WA**

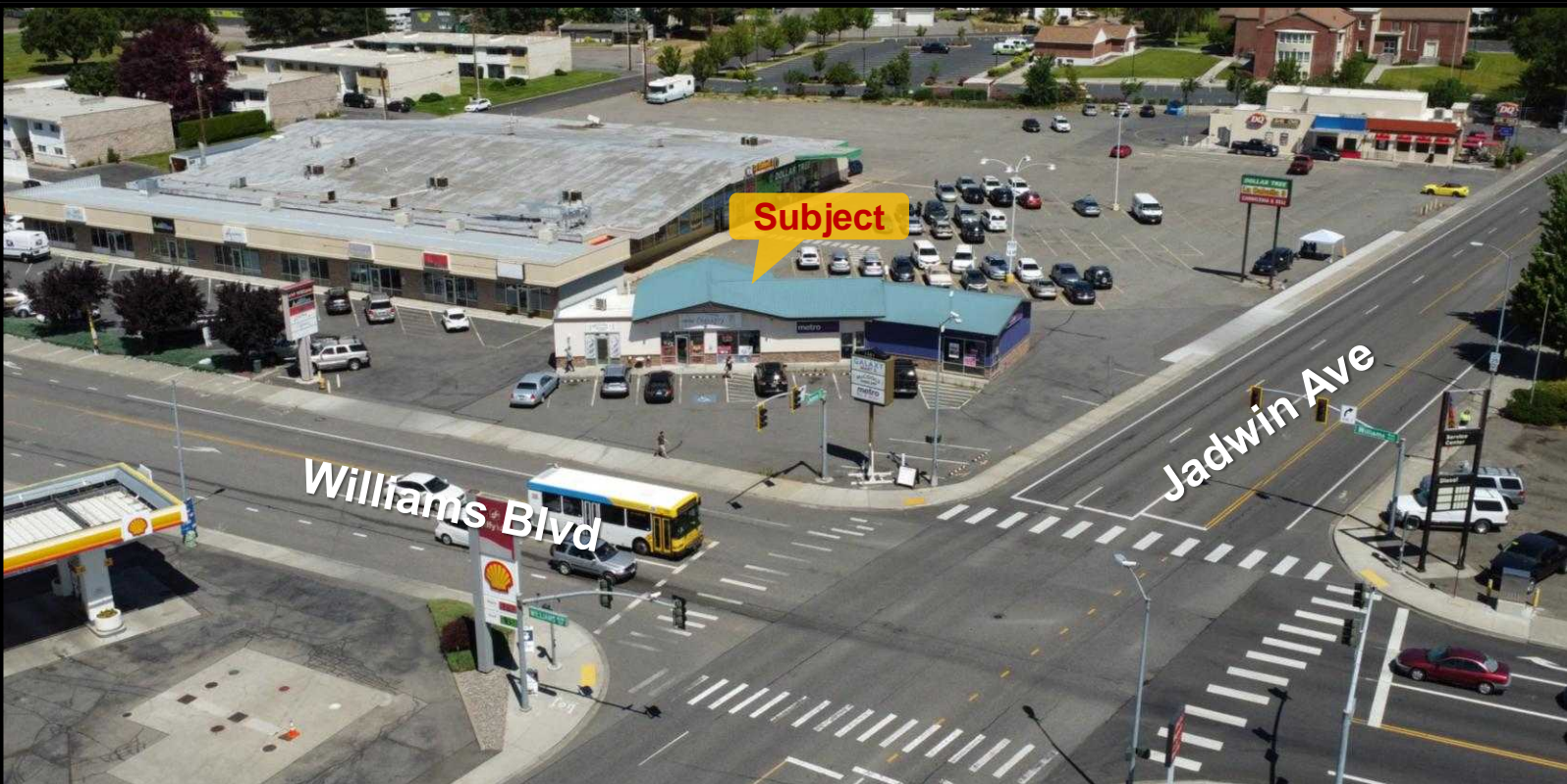
1301 Jadwin Avenue Suite B, Richland, WA

SPACE INFO

Lease Price	\$2800 / Mo NNN
Space Size	1,653 ± SF
Traffic Count	25,673 ± ADT
NNN Costs	\$650 / Mo

HIGHLIGHTS:

- Located on Signaled Corner of Jadwin Ave. & Williams Blvd.
- New Pole Sign.
- New exterior, roof, common areas and pavement.
- Access easement on both adjoining properties



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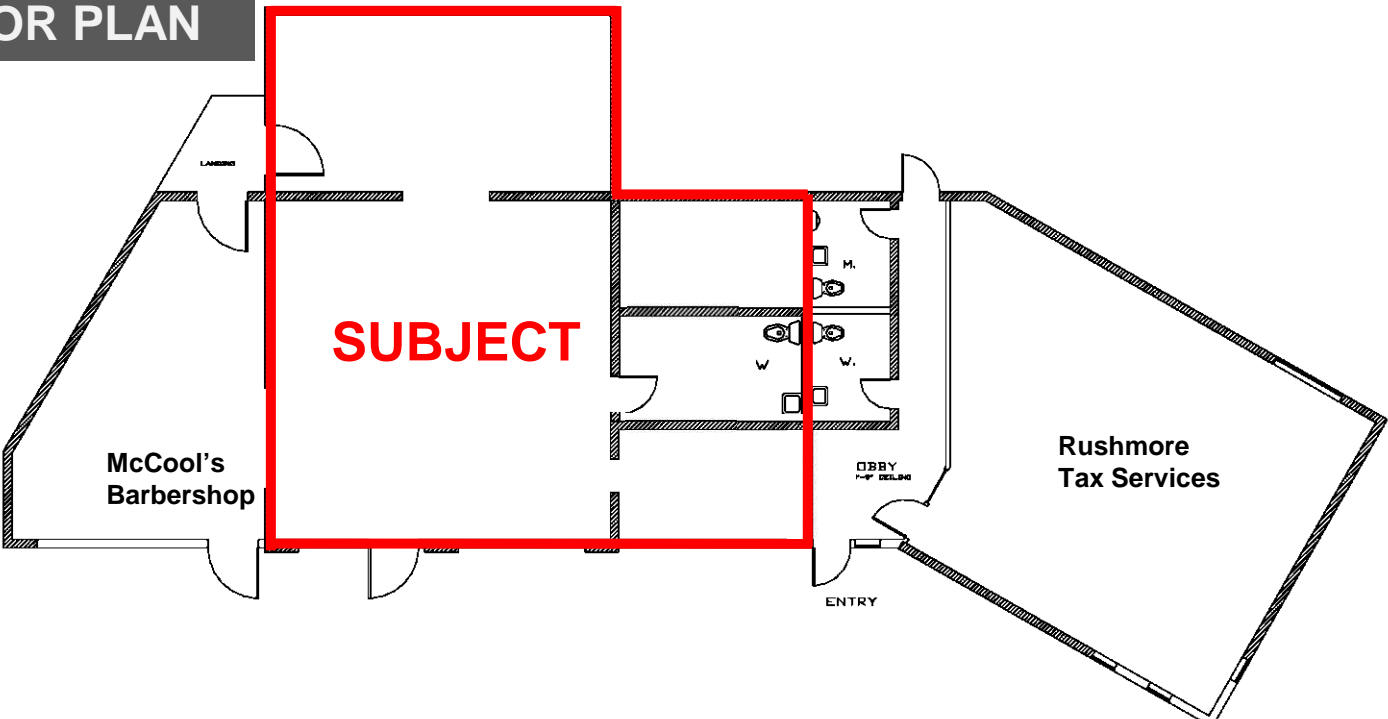
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LOCAL MAP



FLOOR PLAN



Information is deemed reliable, but not guaranteed. No representation or warranty expressed or implied. Broker not responsible for changes, errors, or omissions. All square footages are for convenience only. All critical measurements shall be done by Lessee or Buyer.

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DEMOGRAPHICS	1 Mile	3 Mile
Population	10,074	39,439
Households	3,995	15,939
Pop. Growth '20 - '25	6.97%	7.78%
Median HH Income	\$53,054	\$64,958
Daytime Employees	13,385	23,902

