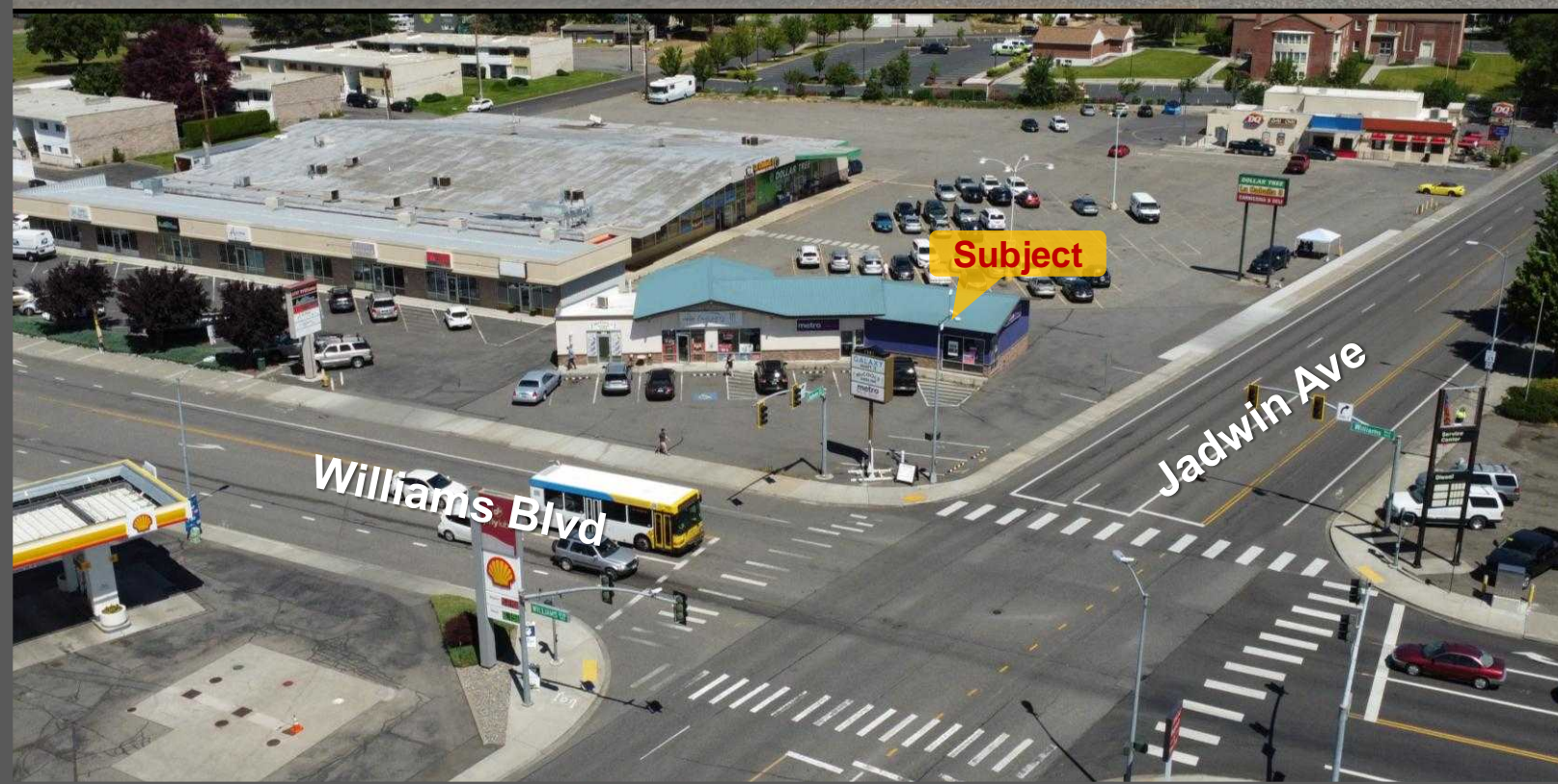


**FOR LEASE**

**CORNER LOCATION | END CAP**  
**RICHLAND, WA**  
 1301 Jadwin Avenue Suite A, Richland, WA

SPACE INFO		HIGHLIGHTS:
Lease Price	<b>\$1,750 Modified Gross</b>	<ul style="list-style-type: none"> <li>• Located on Signaled Corner of Jadwin Ave. &amp; Williams Blvd.</li> <li>• Additional parking on side &amp; in rear of building.</li> <li>• New exterior, roof, common areas and pavement.</li> <li>• Access easement on both adjoining properties.</li> </ul>
Space Size	<b>840 ± SF Plus Bathrooms</b>	
Traffic Count	19,415 ± ADT (2020)	
NNN Costs	\$213.41 / Mo (2024)	



**FOR LEASE**

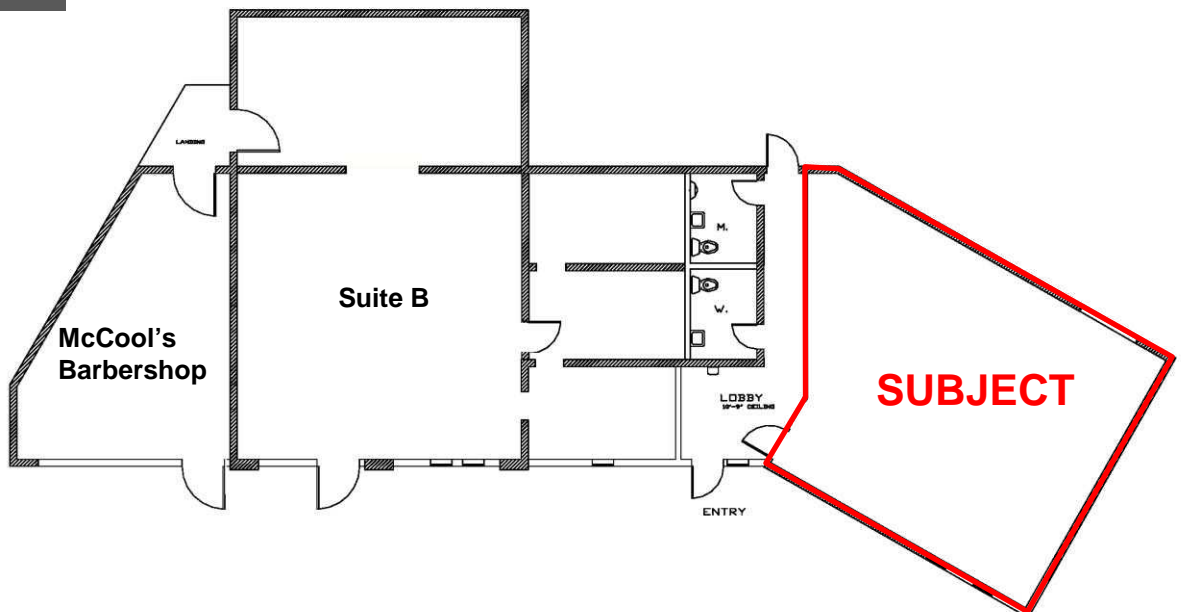
**CORNER LOCATION | END CAP**  
**RICHLAND, WA**

**1301 Jadwin Avenue Suite A, Richland, WA**

**LOCAL MAP**



**FLOOR PLAN**



**FOR LEASE**

**CORNER LOCATION | END CAP**  
**RICHLAND, WA**

1301 Jadwin Avenue Suite A, Richland, WA

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

