

For Lease

Retail/Flex Space

NAIBlack



Manito Annex

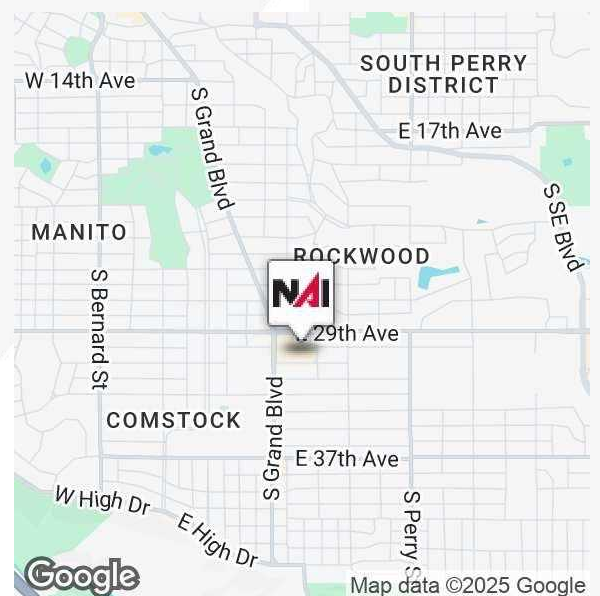
703 E. 31st Ave.
Spokane, Washington 99203

Property Highlights

- **Available Space:** Flex Space - 5,000 SF ±
- **Access:** Rear Garage Door 8'4" High x 8' Wide, Side Door
- **Fascia Sign Available**
- **Convenient to South Hill Neighborhood**
- **High Ceiling Clearance**
- **Restroom in Space**
- **Easy Access to Grand Blvd**
- **Professionally Managed as Part of Manito Shopping Center**

Available Space

Spaces	Lease Rate	Size (SF)
Flex Space	\$3,500 Mo/MG	5,000 SF



For more information

Stephen Pohl

Managing Broker Retail

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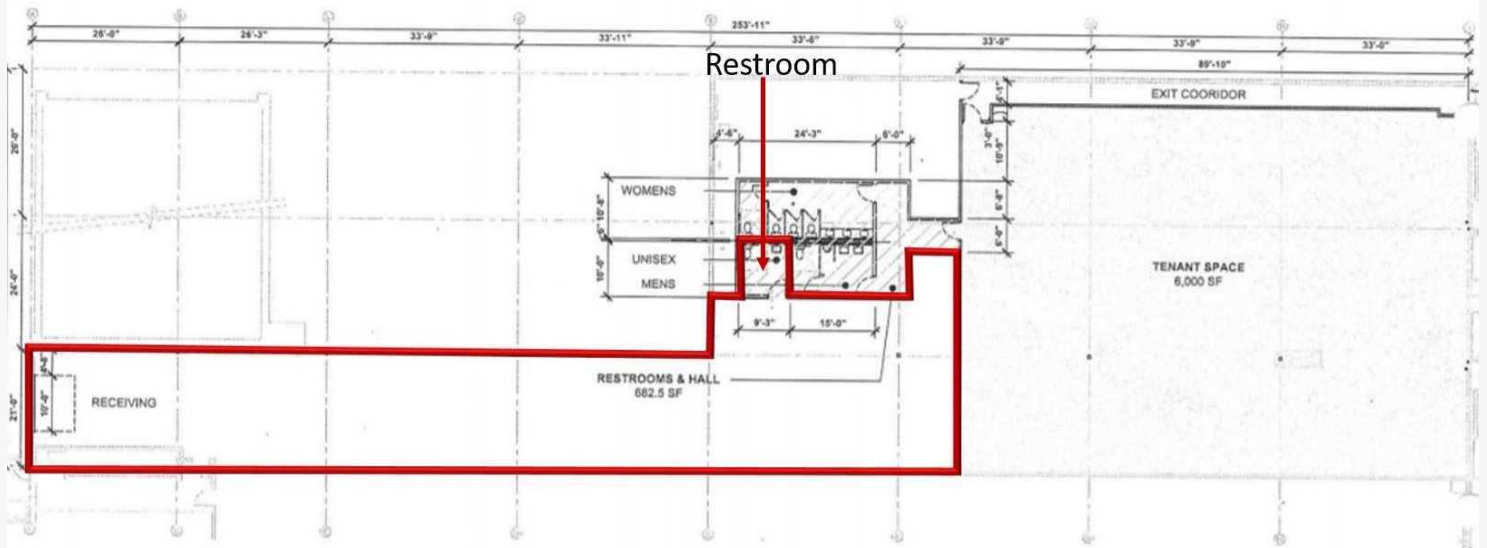
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Flex Space Floor Plan



Interior Entrance



Exterior Entrance



Exterior Entrance

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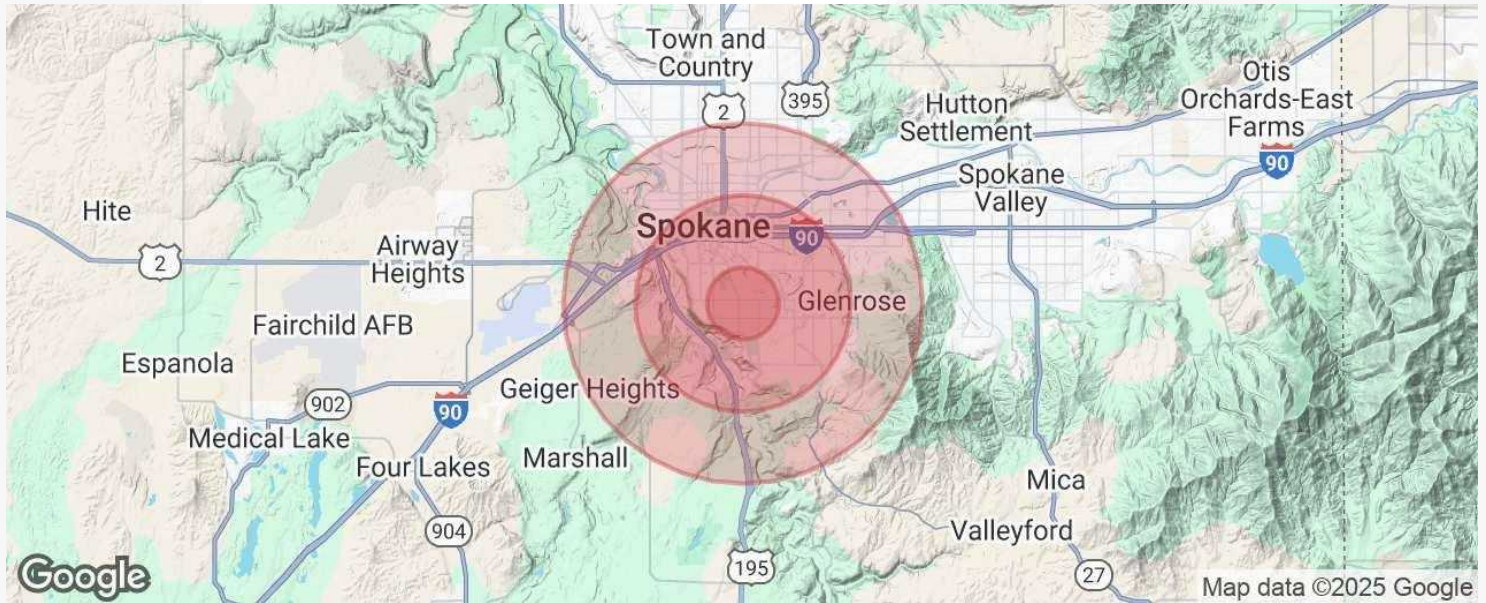
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,565	97,513	179,447
Median Age	42.5	38.8	37.7
Projected 2029 Population	14,702	101,087	186,255

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,050	41,175	74,785
Average HH Income	\$139,433	\$108,340	\$96,787
Projected 2029 Average HH Income	\$167,602	\$128,508	\$115,083

DRIVE TIMES

	5 MIN.	10 MIN.	15 MIN.
Total Population	23,904	80,181	157,048
Median Age	43.1	39.6	38.2
Average HH Income	\$133,272	\$107,201	\$99,552
Projected 2029 Population	24,362	83,633	164,265
Projected 2029 HH Income	\$158,464	\$126,529	\$117,984

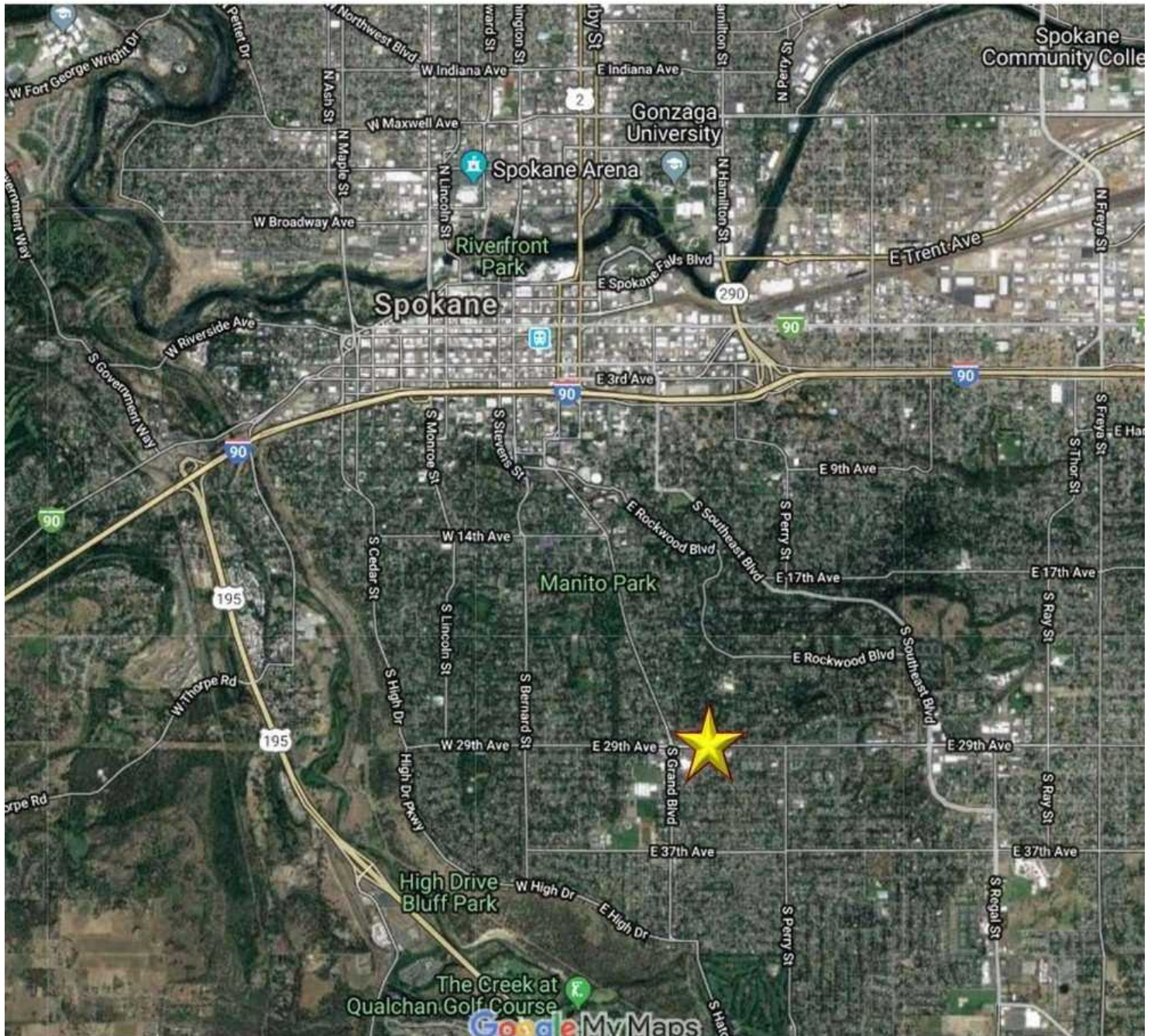
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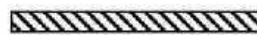
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 = Approximately 1 Mile

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