

AVAILABLE FOR LEASE



DEVELOPMENT OPPORTUNITY

W Geiger Boulevard, Parcel 24063.0506
Spokane, WA 99224

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OFFERING SUMMARY

LAND LEASE AVAILABLE

W Geiger Boulevard, Parcel 24063.0506 – Spokane, WA 99224

Pricing: Contact Listing Broker(s)
Address: 10414 W Geiger Boulevard
City, State, Zip: Spokane, WA. 99224
Parcels: 24063.0506
Zoning: Regional Commercial (RC)
Property Type: Land
Land SF: $\pm 297,514$ SF
Land Acre(s): ± 6.83 Acres

PROPERTY HIGHLIGHTS

- Available For Lease or Build-to-Suit
- Excellent I-90 Visibility
- Freeway Access via Medical Lake I-90 Exit
- Adjacent to Amazon Fulfillment Center (GEG1)
- Allowable Uses includes:
 - Convenience Store/Gas Station
 - General Retail Sales & Services
 - Hotel/Motel
 - Professional & Medical Office
 - Restaurant
 - Mini-Storage
 - Warehouse
 - Electric Vehicle Infrastructure

TRAFFIC COUNTS



Interstate 90 $\pm 38,613$ ADT
W Geiger Boulevard $\pm 1,138$ ADT
S Hayford Road $\pm 5,515$ ADT



CONCEPTUAL PLAN

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DEMOGRAPHICS

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DEMOGRAPHICS

	1 MI	3 MI	5MI
EST POPULATION 2025	2,097	7,381	27,602
PROJ. POPULATION 2030	2,223	7,900	30,128
AVERAGE HHI	\$96,268	\$101,743	\$100,467
MEDIAN HHI	\$78,011	\$82,134	\$73,269
MEDIAN AGE	36.4	37.1	34.6
DAYTIME DEMOS	2,315	8,718	23,609



Spokane International Airport



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