

FORMER
SPOKANE
KFC

9 2 2 9 N D I V I S I O N S T | S P O K A N E , W A 9 9 2 1 8

9229 N DIVISION ST
SPOKANE, WA 99218



3,275 SF
BUILDING SIZE

CALL
FOR RATES



78.9k
TOTAL
POPULATION

48k
DAYTIME
POPULATION

\$104k
AVG. HOUSEHOLD
INCOME

2.8k
BUSINESSES

\$78k
MEDIAN HOUSEHOLD
INCOME

23k
EMPLOYEES

*2025 PROJECTIONS FOR 3 MILE RADIUS FROM SITE. COLLECTED VIA SITESUSA

MARKET DETAILS

Spokane, WA is a major economic hub for the Inland Northwest, supported by a diverse mix of healthcare, education, manufacturing, and professional services. The market continues to see steady population growth, driven by strong affordability compared to larger West Coast metros. A vibrant downtown, expanding university district, and active redevelopment projects contribute to increased business activity and foot traffic. With a broad regional draw and a stable workforce, Spokane offers a resilient and opportunity-rich environment for new retail, service, and commercial ventures.

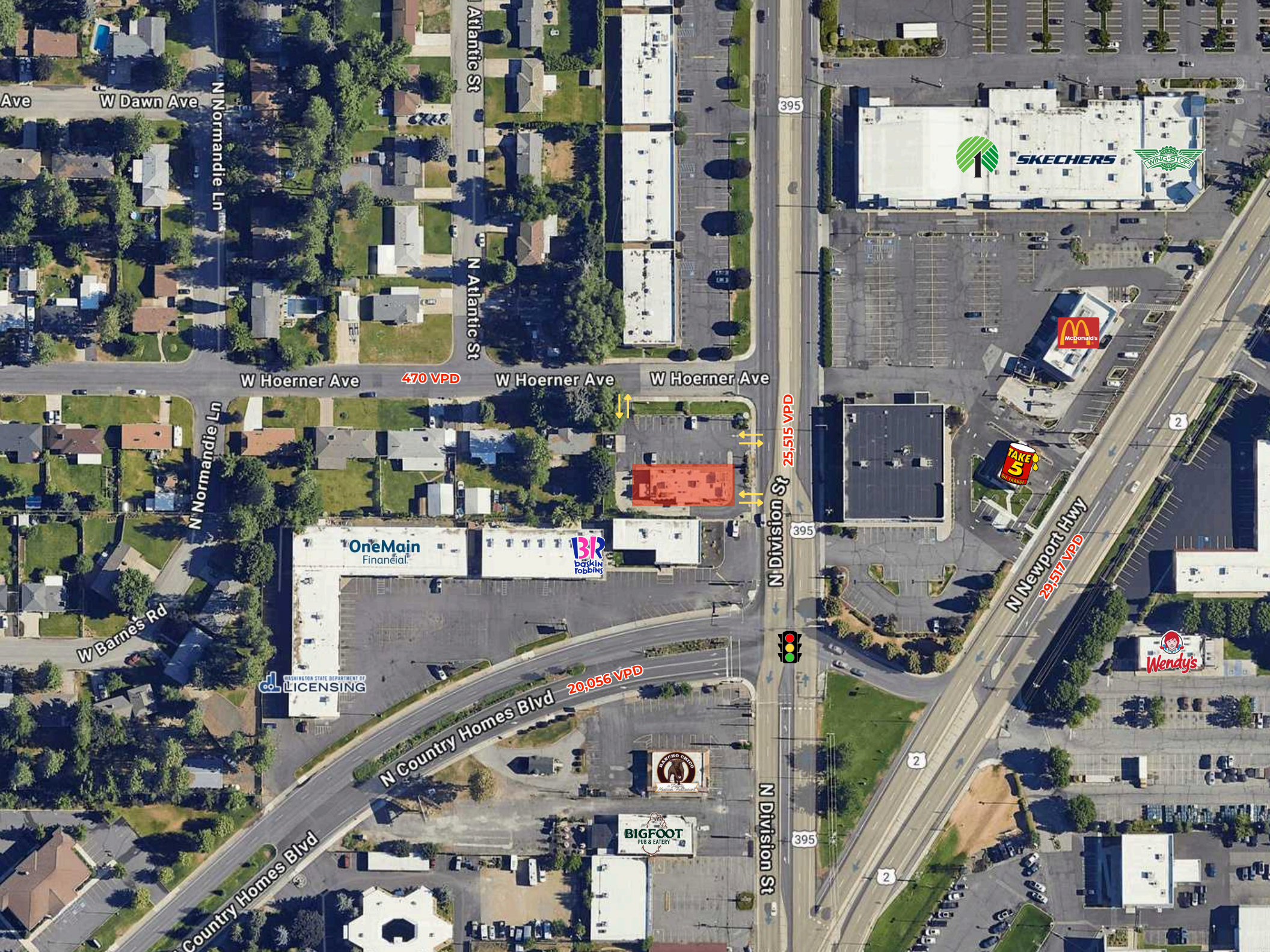
Located on Spokane's busy Division Street corridor, this site benefits from excellent visibility and high traffic counts (25,515 VPD), connecting key residential neighborhoods with major commercial and retail destinations. The surrounding area features Walmart, WinCo, Home Depot, McDonald's, and more, creating a strong customer base and consistent activity throughout the day. Given the area's steady growth and prominent location, this site presents an ideal opportunity for retail, dining, or service-oriented businesses looking to establish a strong presence in Spokane's dynamic market.

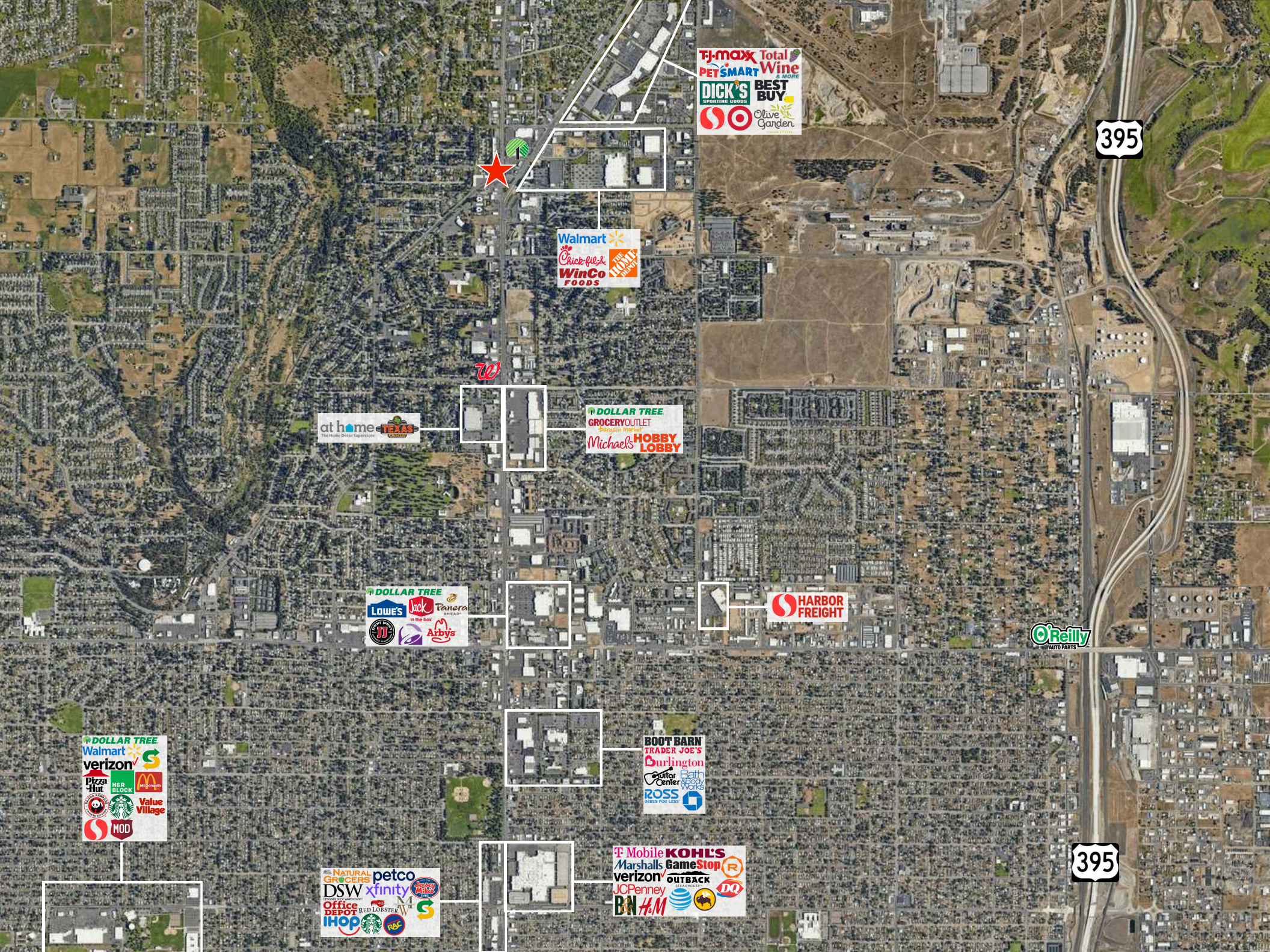
SITE HIGHLIGHTS

- 25 Dedicated Parking Stalls
- Strong Visibility on 25,000+ VPD Division St
- Excellent Access
- Pylon/Monument Signage
- Drive-Thru

PLACER REPORT







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