

FOR LEASE RETAIL OPPORTUNITY

2401 N DIVISION ST
SPOKANE, WA 99207



PROPERTY HIGHLIGHTS

- Lot Size: \pm 0.50 Acres
- Parcel # 35071.3601: \pm 0.33 Acres
- Parcel # 35071.3602: \pm 0.33 Acres
- Parcel # 35071.3603: \pm 0.50 Acres
- Building Size: \pm 3,200 SF
- Traffic Count:
 - Division St. - 26,100 ADT
 - N Foothills Dr. - 14,500 ADT
- Located on the corner of Division St. and Jackson Ave.
- Great Visibility and Frontage on Division St.



Lease Rate: \$5,000/Mo NNN

CHRIS BELL, SIOR
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NAI Black

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

naiblack.com 509 623 1000

NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law. E. A signed statement by you under penalty of perjury that the information in claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as follows:
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By mail: Commercial Brokers Association Attn: DMCA Designated Agent 12131 113th Ave NE Suite 101 Kirkland, WA 98034

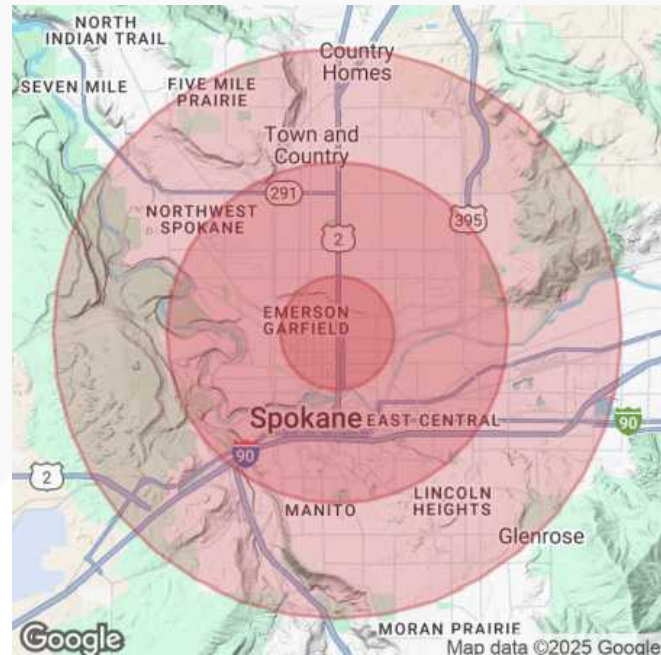
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POPULATION	1 Mile	3 Miles	5 Miles
Total Population	18,153	137,170	228,371
Avg. Age	36	39	40
Avg. Age (Male)	35	38	39
Avg. Age (Female)	36	39	41
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total Households	6,995	57,558	94,396
# of Persons per HH	2.6	2.4	2.4
Avg. HH Income	\$73,014	\$72,737	\$84,338
Avg. House Value	\$414,808	\$372,035	\$407,913



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