



**NAI**Tri-Cities

RETAIL SPACE FOR LEASE

206 N Benton St,  
Ste B

Kennewick, WA 99336

±12,723 SF | \$7 PSF + NNN



## 206 N Benton St, Ste B

Kennewick, Washington 99336

### Property Highlights

- Former restaurant and brewery setup
- Vacant and ready for build-out
- Fenced laydown yard for storage or operations
- Loading dock for easy shipping and receiving
- Flexible zoning with numerous approved uses
- Excellent fit for breweries, restaurants, bakeries, distilleries, or industrial users

<b>Lease Rate:</b>	\$7 PSF + (NNN)
<b>Building Size:</b>	21,404 SF
<b>Available SF:</b>	12,723 SF
<b>Lot Size:</b>	0.753 Acres

### For More Information

#### Kenny Teasdale

Senior Broker  
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### FLYER

206 N Benton St, Ste B, Kennewick, WA 99336



### Property Description

MLS 289276 This versatile commercial property is a prime opportunity for your next business venture. Previously home to a restaurant and brewery, the space is well-suited for food and beverage concepts and can easily accommodate a wide range of operations.

Featuring a fenced laydown yard, loading dock, and multiple approved uses, the property is also ideal for warehousing, distribution, bakeries, distilleries, production facilities, and more.

### Offering Summary

**Lease Rate:** \$7 PSF + (NNN)

Demographics	2 Miles	5 Miles	10 Miles
<b>Total Households</b>	13,333	49,646	86,814
<b>Total Population</b>	40,001	148,190	247,646
<b>Average HH Income</b>	\$73,784	\$100,878	\$112,027

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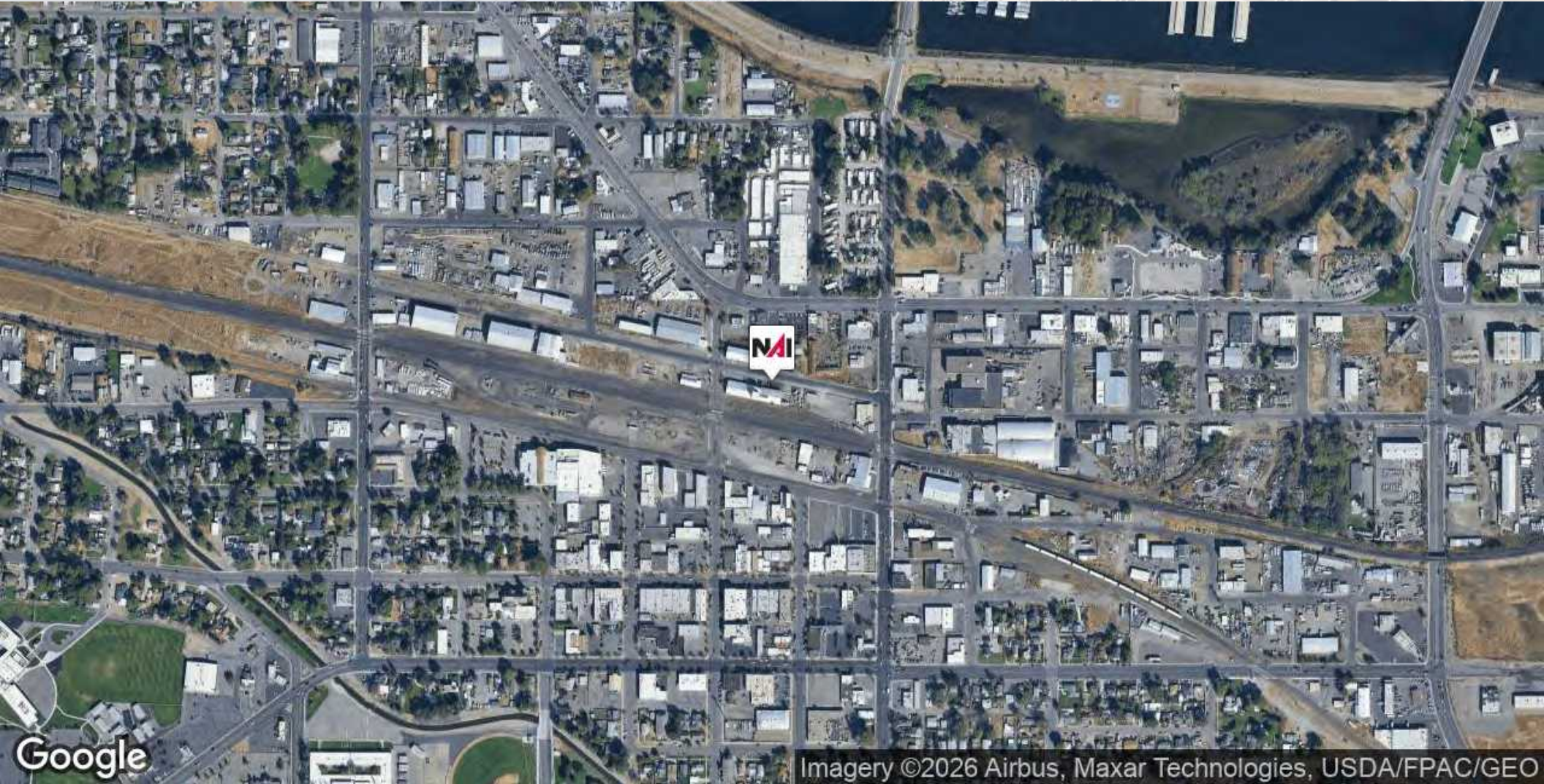
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