

FOR SALE & LEASE

2101 E SPRAGUE AVE
SPOKANE, WA 99202



PROPERTY HIGHLIGHTS

- Retail Building/Auto Lot for Sale
- Building Size: +/-3,734 SF
- Total Land SF: 0.69 Acres
- Year Built: 1970
- Zoning: CC2-EC and CC1-EC
- Paved and Fenced
- Average Daily Traffic:
 - E Sprague Ave- 120,452 ADT
 - N Napa St - 7,100 ADT

PROPERTY OVERVIEW

- 2101 E Sprague Ave offers a flexible commercial property positioned along a highly traveled corridor in East Spokane. The site features a functional retail and auto-oriented building on a paved, fenced lot with strong visibility and convenient access. Its supportive zoning and adaptable layout make it well-suited for a variety of retail, service, or automotive uses looking to establish a prominent presence in a busy commercial district.



Sale Price \$525,000
Lease Rate \$3,500/mo NNN

JAMES BLACK III, CCIM
Office 509 622 3551
jblack@naiblack.com

NAI Black

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

naiblack.com 509 623 1000

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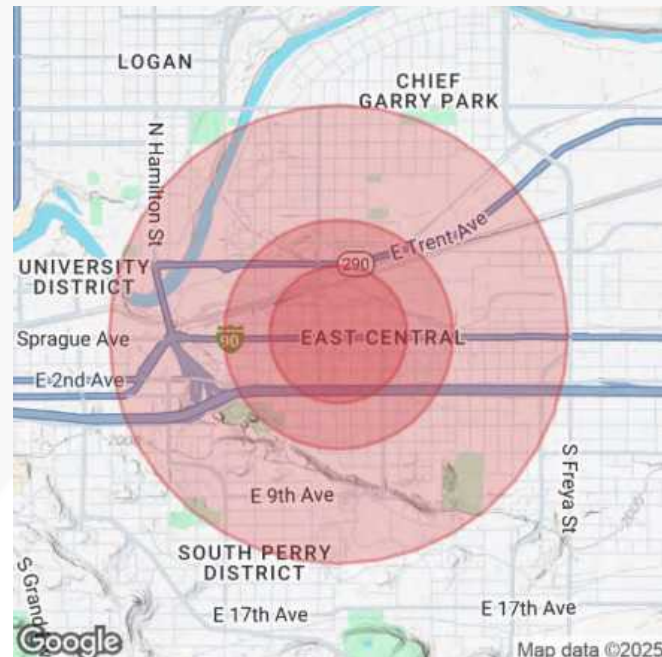
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POPULATION	1 Mile	3 Miles	5 Miles
Total Population	740	1,985	10,818
Avg. Age	40	39	36
Avg. Age (Male)	41	39	36
Avg. Age (Female)	38	37	36
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total Households	281	722	3,987
# of Persons per HH	2.6	2.7	2.7
Avg. HH Income	\$58,069	\$60,340	\$65,794
Avg. House Value	\$376,964	\$336,161	\$322,973



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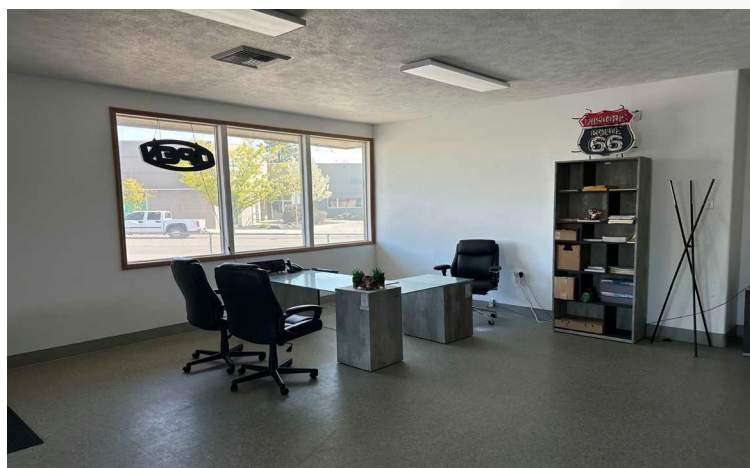
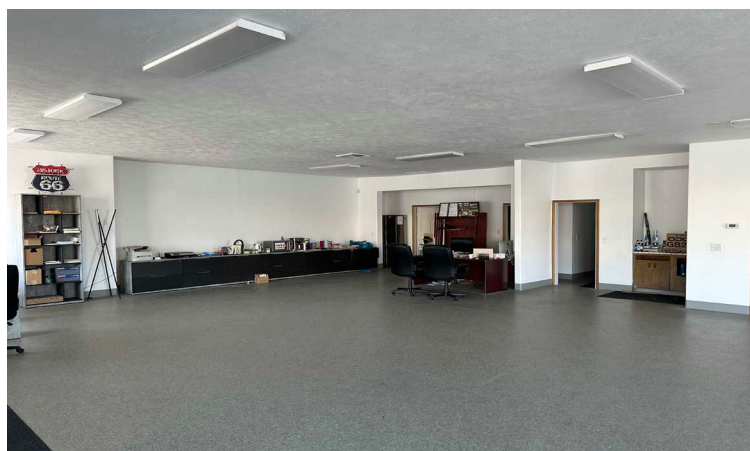
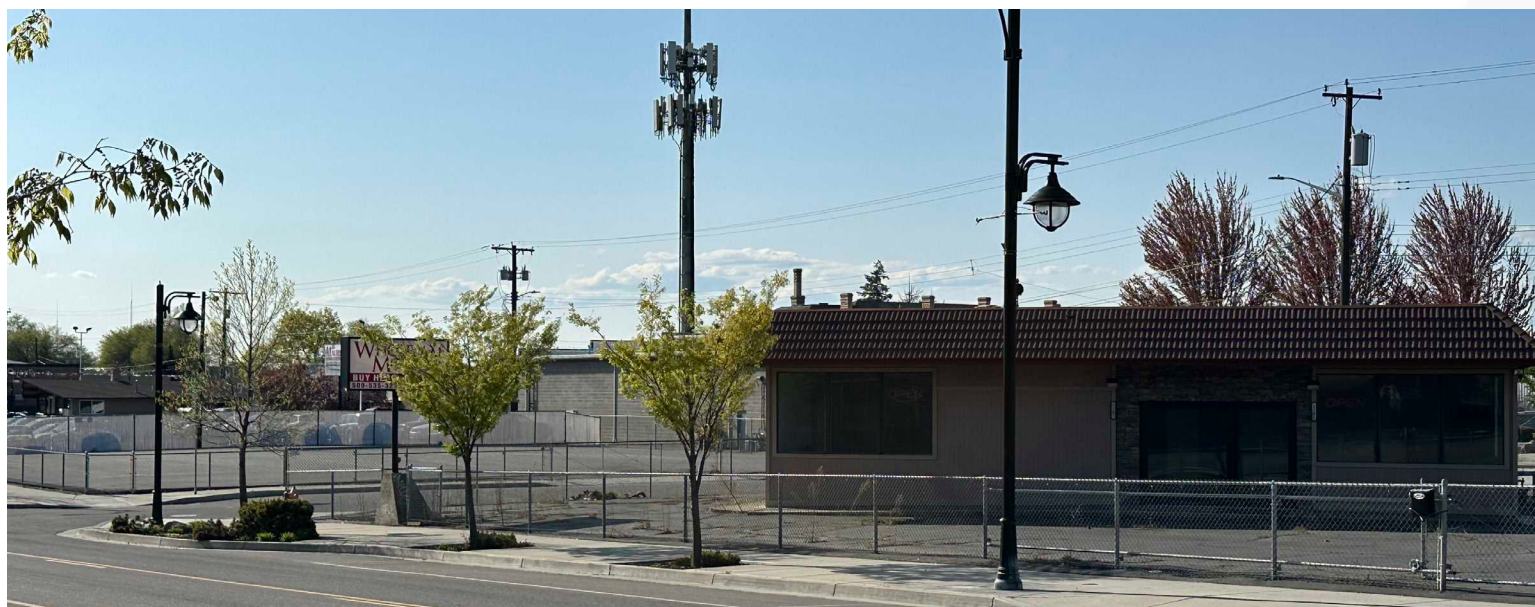
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