



# GEORGE WASHINGTON WAY

1824 GEORGE WASHINGTON WAY | RICHLAND, WA 99354

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**RICHLAND, WA 99354**



**2,812 SF**

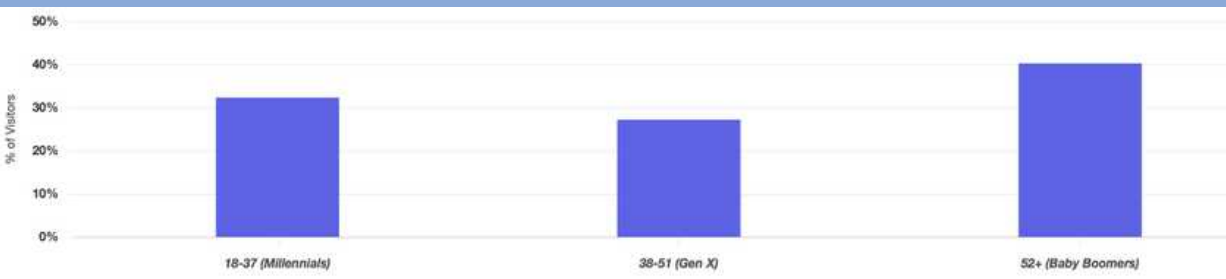
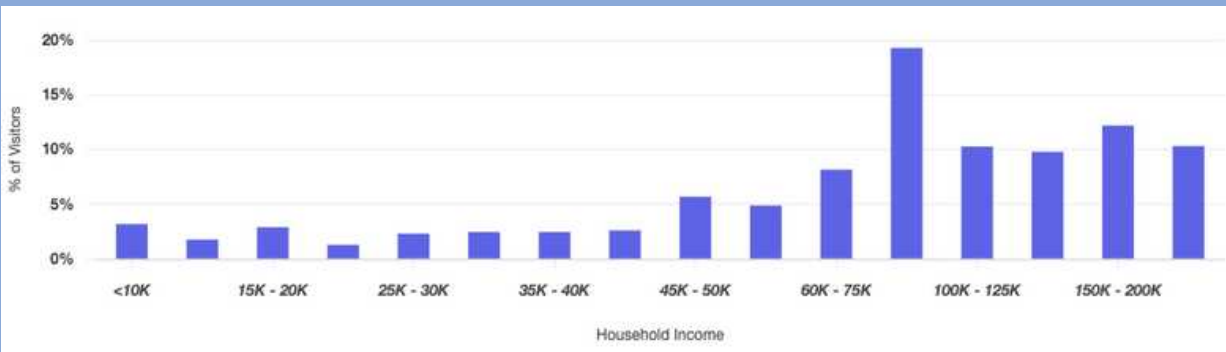
EXISTING RESTAURANT  
SPACE

**CALL**

FOR RATES

# 1-3-5 MILE DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	12.4k	39.7k	97.3k
DAYTIME POPULATION	10.6k	34.7k	60.9k
AVERAGE HOUSEHOLD INCOME	\$104.6k	\$117k	\$136.4k
MEDIAN HOUSEHOLD INCOME	\$80k	\$90.3k	\$105.2k
EMPLOYEES	6.7k	22.8k	33.3k
BUSINESSES	214	1.5k	2.8k
HOUSEHOLDS	5,012	16.1k	37k
MEDIAN AGE	35.7	35.3	35.6
COLLEGE ATTENDANCE	73%	72.8%	73.3%



[VIEW DEMO REPORT](#)

[VIEW SAFEWAY PLACER REPORT](#)

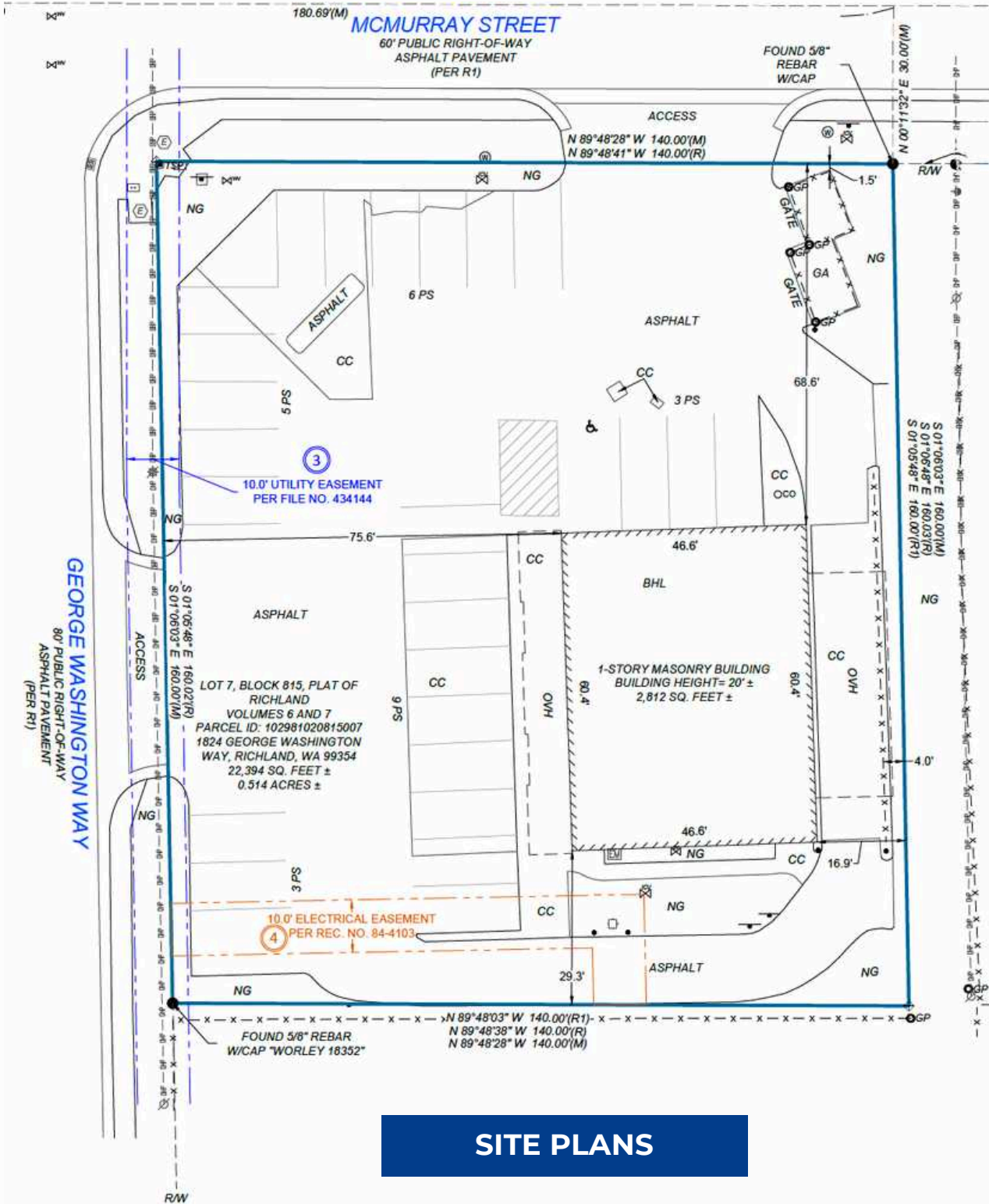
\*2026 PROJECTIONS FOR 1, 3, 5 MILE RADIUS FROM SITE. COLLECTED VIA SITESUSA SAFEWAY DATA COLLECTED FROM PLACER.AI

# PROPERTY DESCRIPTION

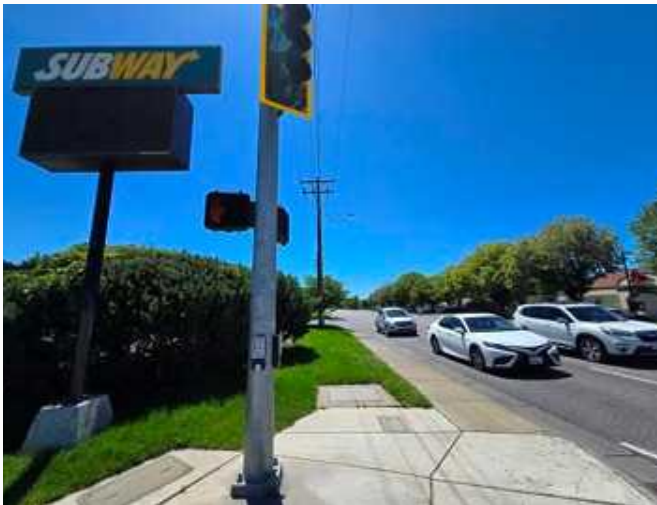
Richland, WA, is a vibrant city in the Tri-Cities region, located along the scenic Columbia River. It has a strong focus on technology and research, anchored by the nearby Hanford Site and Pacific Northwest National Laboratory. The city offers abundant outdoor activities, including riverside trails, parks, and golf courses, making it appealing for families and professionals alike.

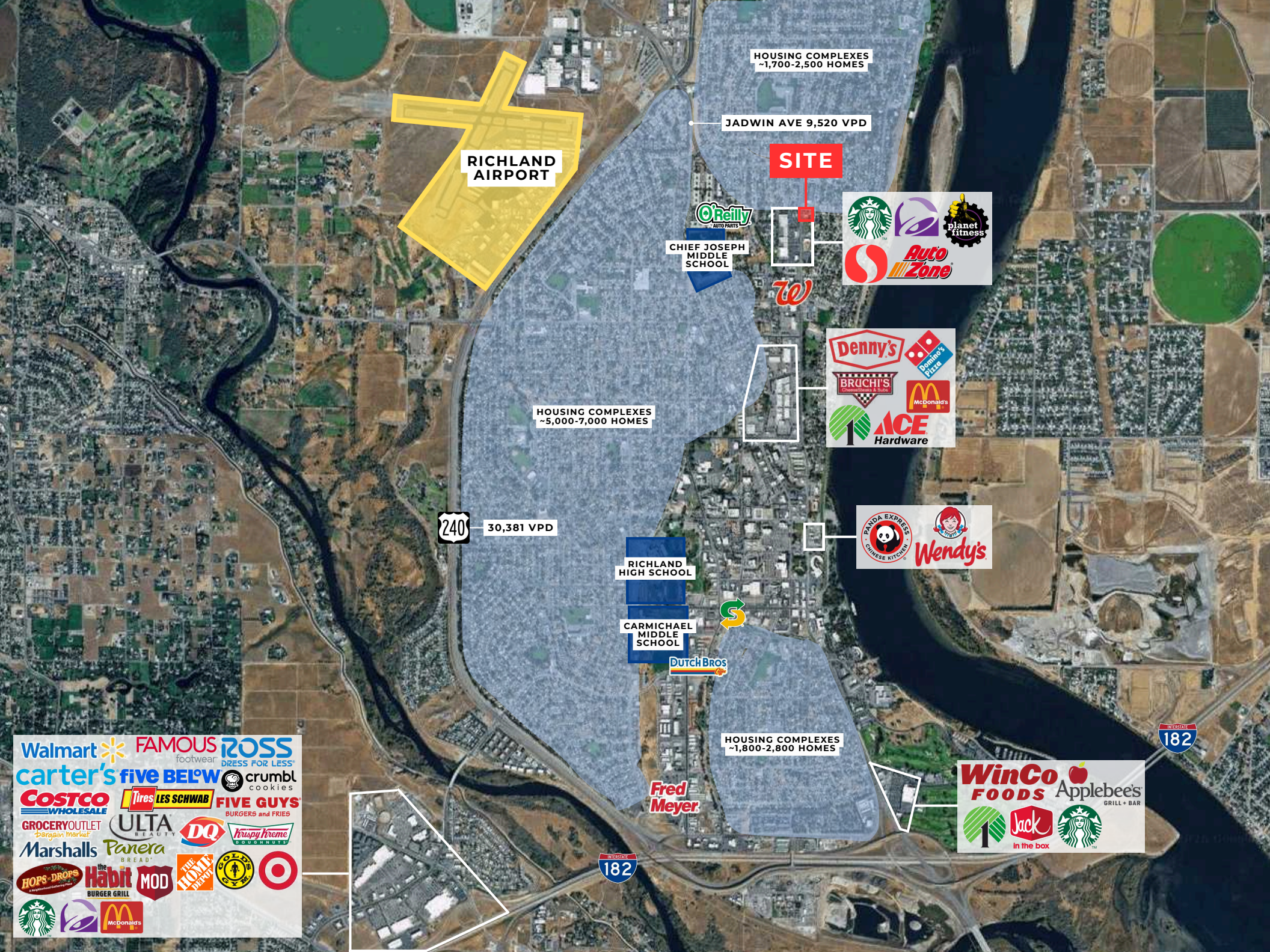
## SITE HIGHLIGHTS

- Space Available: 2,400 SF +/-
- Lot Size: 0.51 AC
- Zoning: C-1 Neighborhood Retail Business
- Built in 1984, with Remodel Completed in 2005
- Freestanding Quick-Service Restaurant (QSR) Building
- Prime Corner Location at George Washington Way (14,800 VPD) and McMurray St (3,033 VPD)
- High Traffic Counts along Richland's Main North-South Corridor
- Excellent Visibility + Access with Strong Street Frontage
- Currently Owner-Occupied by Subway
- Ideal for Owner-User or Investor
- Zoning and Site Layout Conducive to Restaurant or Retail Use
- 27 Designated Parking Stalls
- Close Proximity to Safeway, Starbucks, Planet Fitness, AutoZone, and more
- Close Proximity to Richland Airport



**SITE PLANS**





**RICHLAND AIRPORT**

HOUSING COMPLEXES  
~1,700-2,500 HOMES

JADWIN AVE 9,520 VPD

**SITE**

O'Reilly  
AUTO PARTS

CHIEF JOSEPH  
MIDDLE SCHOOL

Starbucks, Planet Fitness, Auto Zone

W

HOUSING COMPLEXES  
~5,000-7,000 HOMES

Denny's, Bruchi's, Domino's Pizza, McDonald's, ACE Hardware

240 30,381 VPD

RICHLAND  
HIGH SCHOOL

Panda Express, Wendy's

CARMICHAEL  
MIDDLE SCHOOL

DUTCH BROS

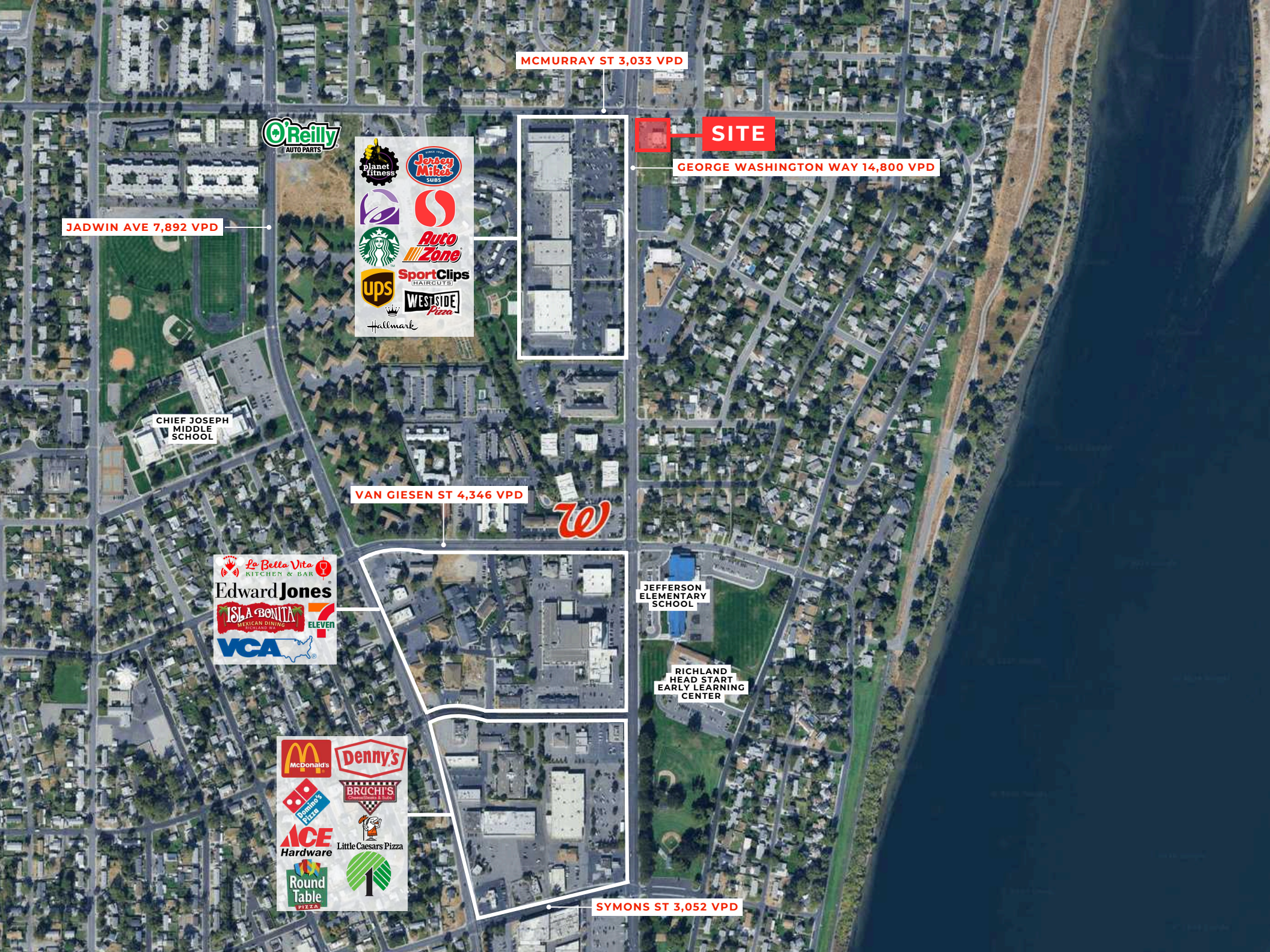
HOUSING COMPLEXES  
~1,800-2,800 HOMES

Fred Meyer

182

WinCo Foods, Applebee's, Jack in the Box, Starbucks

Walmart, Famous Footwear, Ross Dress for Less, Carter's, Five Below, Crumbl Cookies, Costco Wholesale, Les Schwab Tires, Five Guys Burgers and Fries, Grocery Outlet Bargain Market, Ulta Beauty, Dunkin' Donuts, Krispy Kreme Doughnuts, Marshalls, Panera Bread, The Habit Burger Grill, MOD Pizza, Honey Bunch of Oats, Gold Cycle, Target, Starbucks, Planet Fitness, McDonald's



MCMURRAY ST 3,033 VPD

**SITE**

GEORGE WASHINGTON WAY 14,800 VPD

JADWIN AVE 7,892 VPD



CHIEF JOSEPH MIDDLE SCHOOL

VAN GIESEN ST 4,346 VPD



JEFFERSON ELEMENTARY SCHOOL

RICHLAND HEAD START EARLY LEARNING CENTER



SYMONS ST 3,052 VPD

MCMURRAY ST

3,033 VPD

14,800 VPD

GEORGE WASHINGTON WAY





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