

# FOR LEASE OFFICE/RETAIL

2656 E 29TH AVE  
SPOKANE, WA 99223

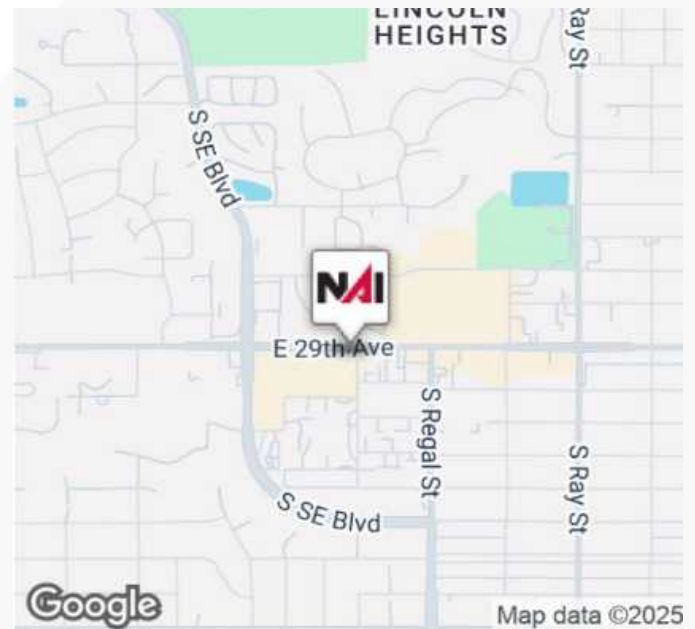


## PROPERTY HIGHLIGHTS

- Available Space: 665 SF +/-
- In-unit Sink
- Updated Finishes
- Great South Hill Location
- Excellent for Office or Retail Use

## PROPERTY OVERVIEW

An older two-story office/retail property built in 1976, with a total building size of about 6,088 square feet. Currently there is approximately a 665 sq ft suite available for lease, making it a smaller office/retail fit. The building is in the “B” class office category and is situated in a South Hill neighborhood setting, which may offer a good mix of accessibility and local visibility without downtown congestion.



**Lease Rate \$18.00 SF/Yr. (MG)**

**KAYLA SAUNDERS, CCIM**

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**NAI Black**

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

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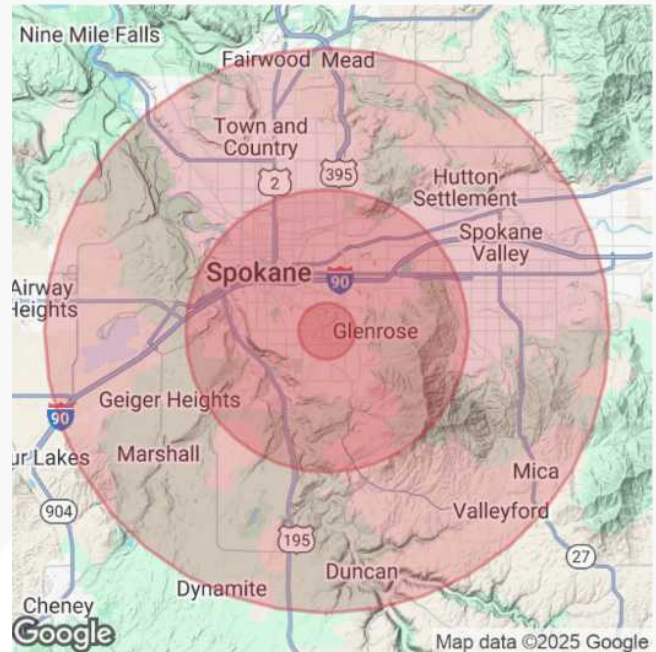
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POPULATION	1 Mile	3 Miles	5 Miles
Total Population	14,712	169,367	409,134
Avg. Age	44	40	40
Avg. Age (Male)	42	39	39
Avg. Age (Female)	45	41	41

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total Households	6,334	70,702	164,573
# of Persons per HH	2.3	2.4	2.5
Avg. HH Income	\$103,581	\$95,574	\$94,136
Avg. House Value	\$524,523	\$455,970	\$445,760



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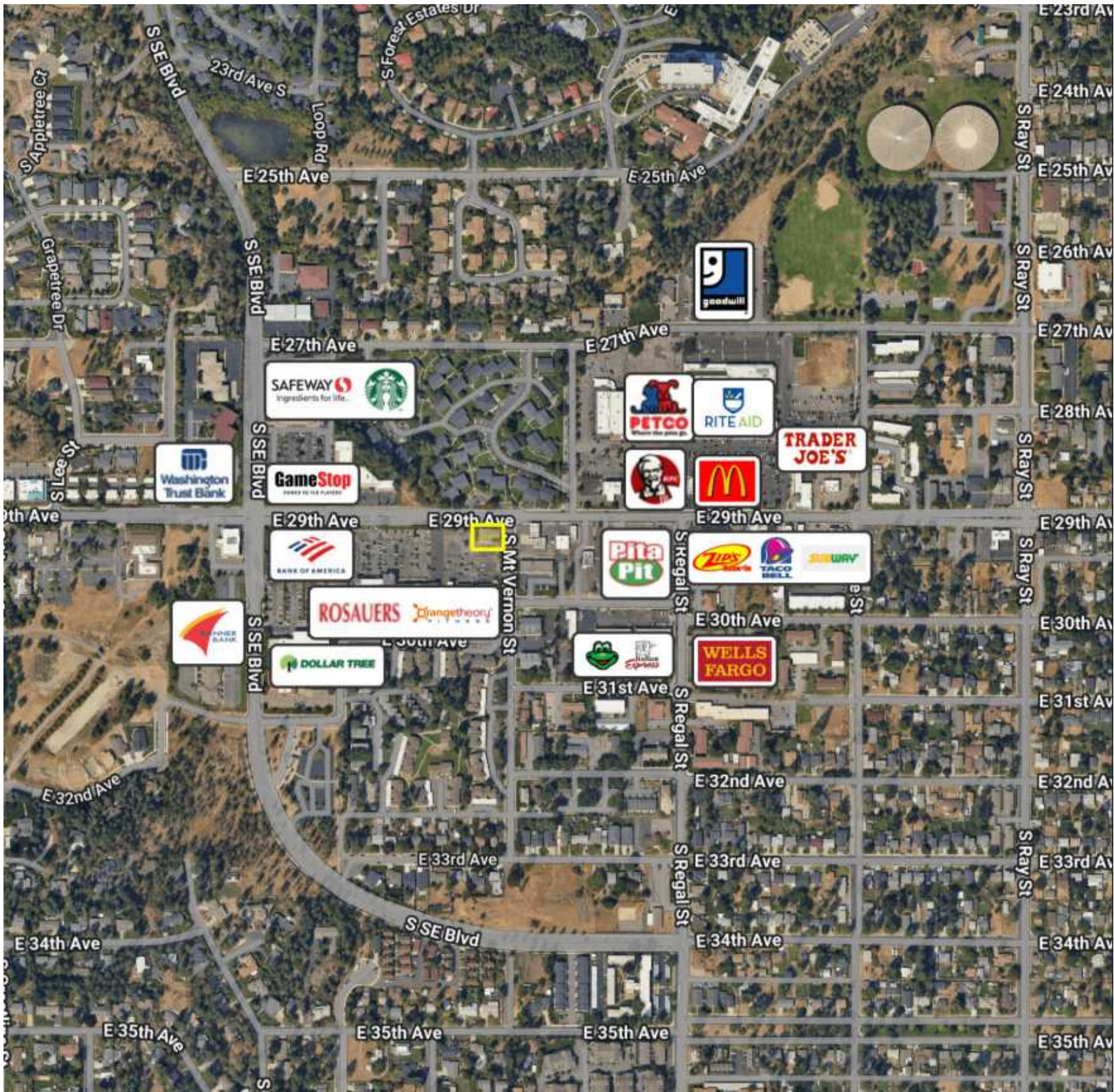
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