

For Lease
Land

NAI Black



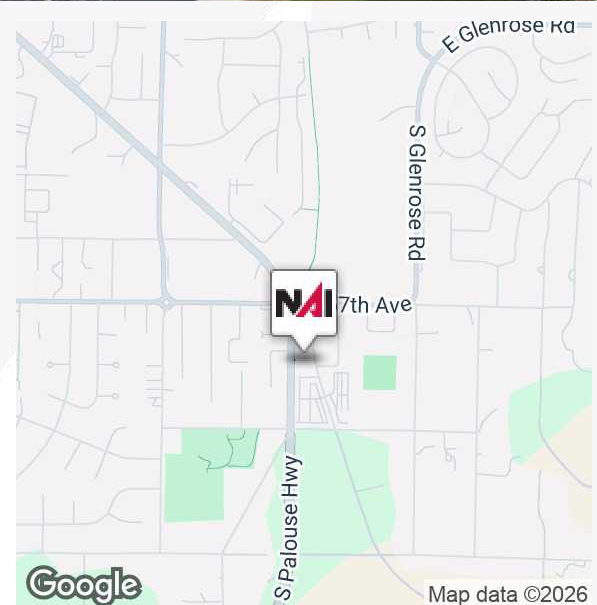
5825 S Palouse Hwy

Spokane, Washington 99223

Property Description

- **Prime Location:** Situated on a High Traffic Corner
- **Build-to-Suit:** Customize to Fit Your Business Needs
- **Next to DQ Restaurant:** Benefit from Additional Foot Traffic and Visibility
- **Adjacent to Divines Fasmart 76:** Enjoy the Conveniences and Customer Flow from the Gas Station
- **Near Spokane Transit Moran Station Park & Ride:** Ideal for businesses targeting daily commuters
- **Lot Size:** 76,665 SF ±
- Spokane County Mixed-Use Zoning
- Contact Listing Brokers for Additional Information

Lease Rate: Contact Listing Broker



For more information

Dave Black, SIOR CCIM

O: 509 622 3535

dblack@naiblack.com

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801 W. Riverside Avenue, Suite 300
Spokane, WA 99201
509 623 1000 tel
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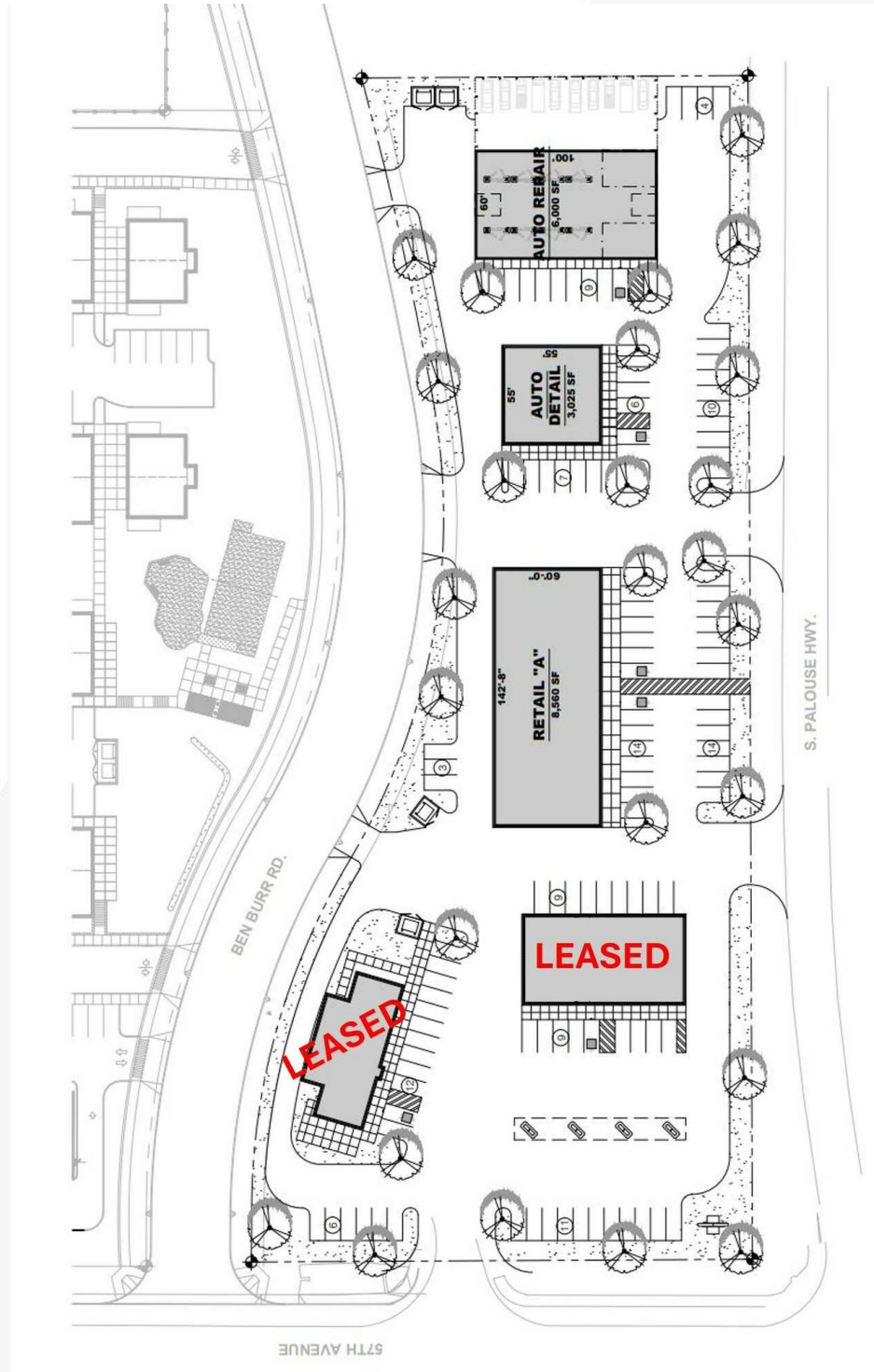
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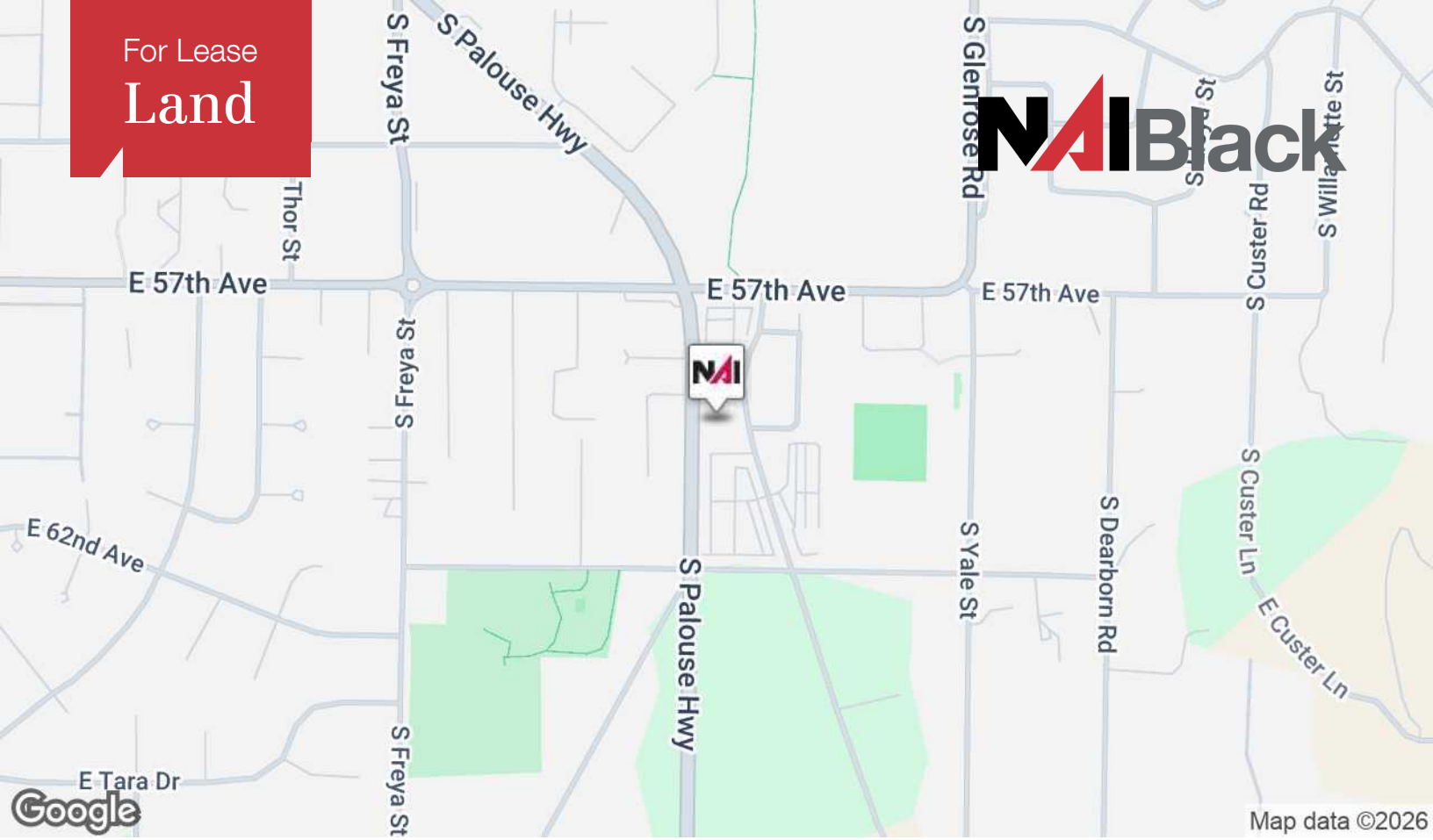
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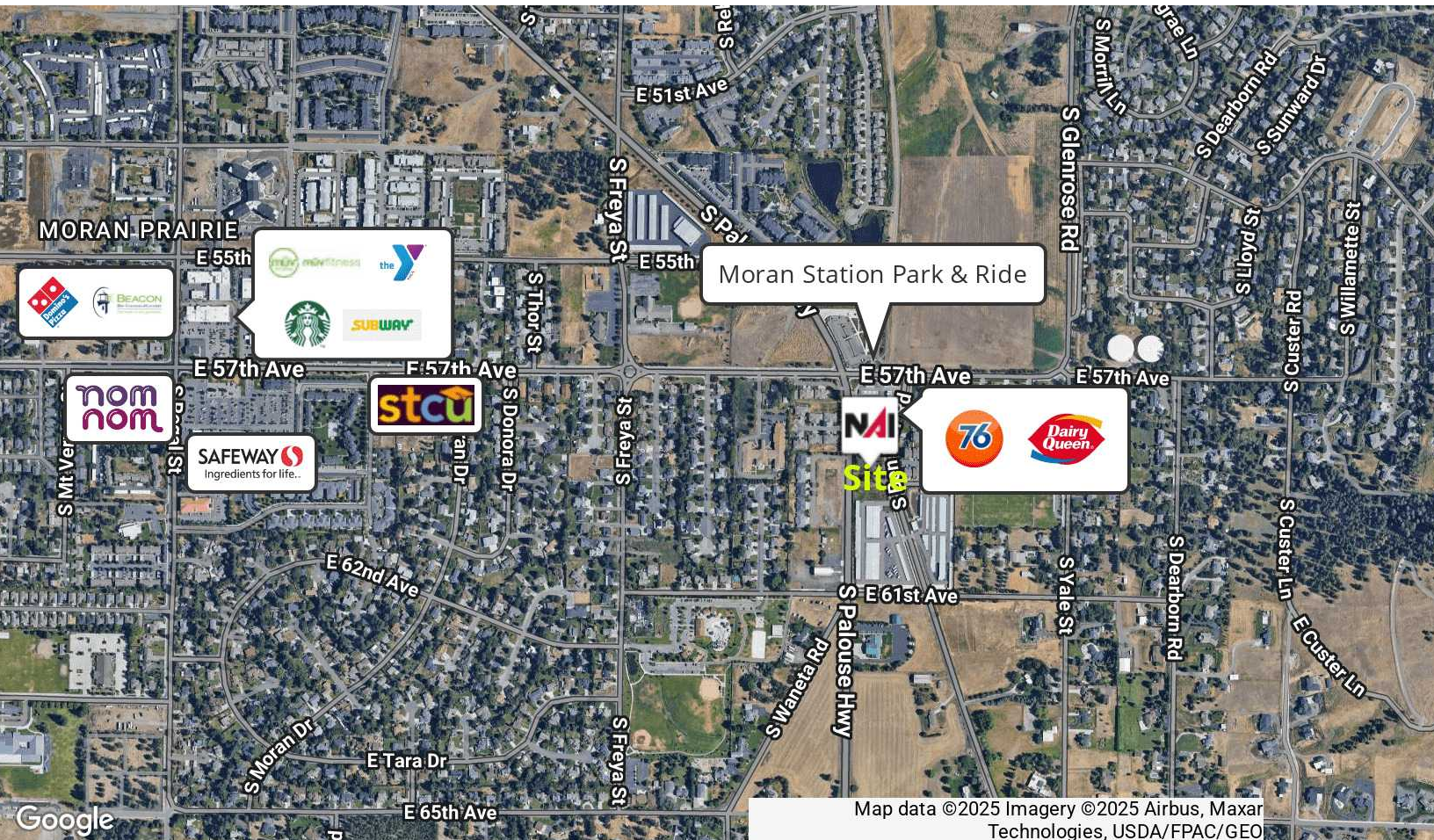
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Population	1 Mile	3 Miles	5 Miles
Total Population	9,523	45,085	106,009
Average Age	43.5	43.3	41.3
Average Age (Male)	42.7	41.9	40.3
Average Age (Female)	42.9	44.3	42.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,351	18,729	43,780
# of Persons per HH	2.17	2.37	2.36
Average HH Income	\$105,142	\$117,540	\$109,041
Average House Value	\$244,417	\$307,256	\$270,625

* Demographic data derived from Esri forecast for 2023

