

For Lease  
**Retail Space**

**NAI Black**



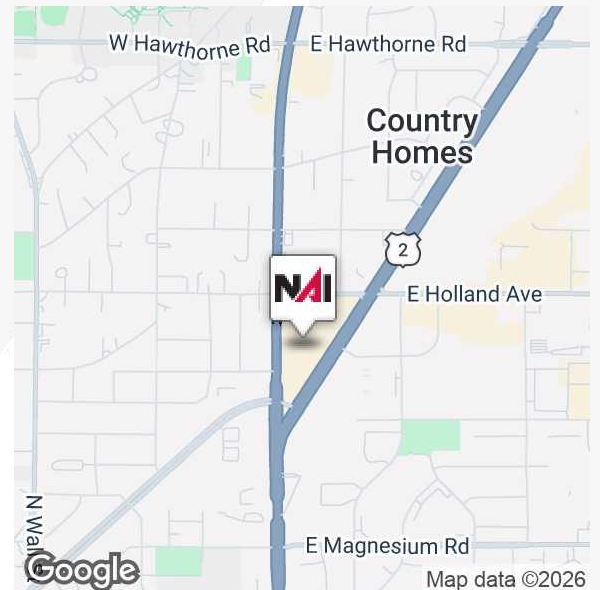
## 9312 N. Division St.

Spokane, Washington 99218

### Property Description

- Available Space: 8,593 SF ±
- Great Visibility
- Two Pylon Signage Opportunities
- Major Stores Within 1 Mile: Home Depot, Wal-Mart, Rosauers, McDonalds, Target, Dick's Sporting Goods, Ross Dress For Less, HomeGoods, PetSmart, Wendy's, Chick-fil-A
- Co-Tenants: Skechers Outlet, The Barbers, McDonalds, Rosauers, Wingstop, The Joint Chiropractic, Dollar Tree, Northwest Orthopedic Specialists, Bagel Authority (Coming June 2026)
- Willing to Subdivide. Rent: TBD
- Traffic Count: 67,000 Vehicles Per Day ±

**Lease Rate: \$13.50 SF/yr (NNN)**



For more information

**Greg Peach**

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No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

801 W. Riverside Avenue, Suite 300  
Spokane, WA 99201  
509 623 1000 tel  
[naiblack.com](http://naiblack.com)

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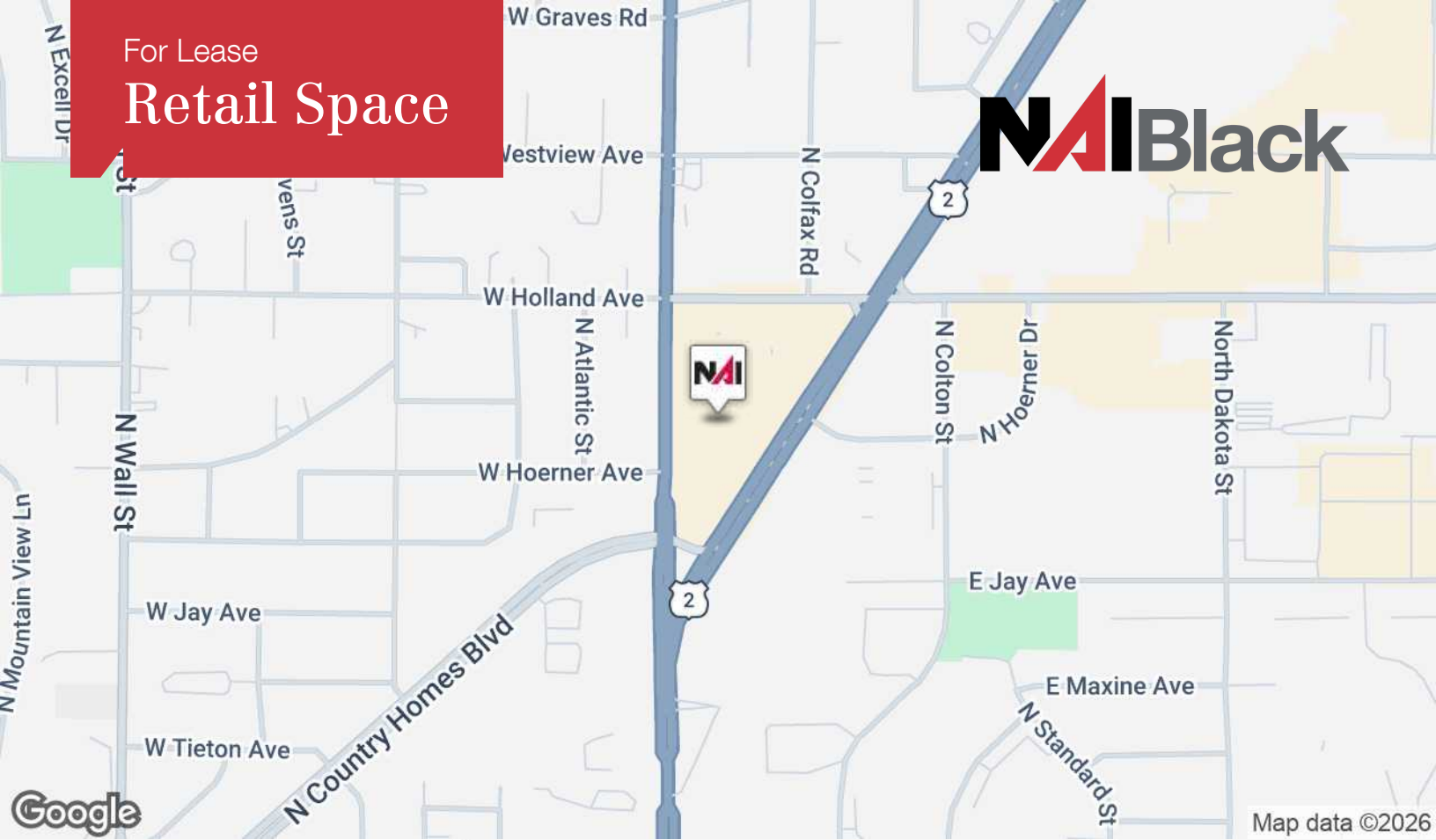
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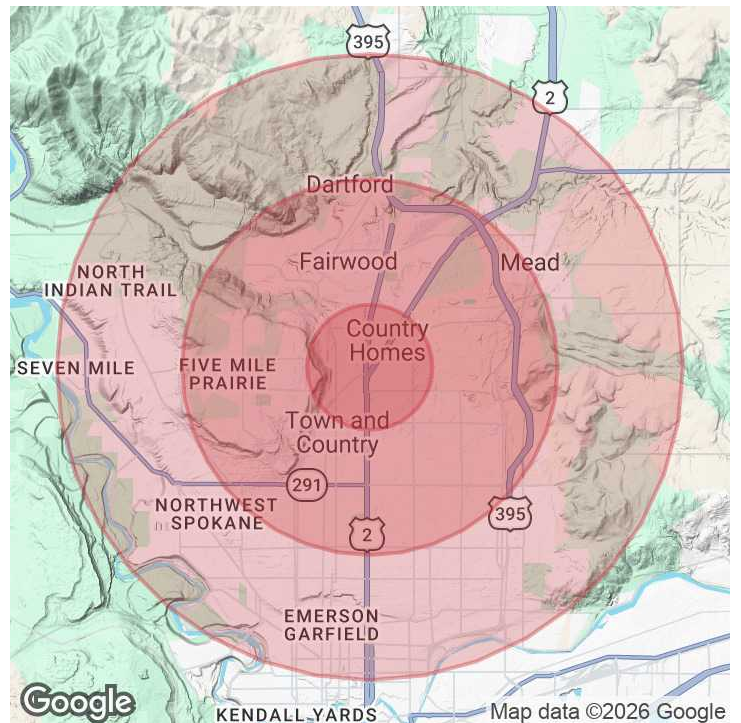
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| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 11,635 | 79,521  | 178,790 |
| Average Age          | 32.0   | 36.7    | 37.7    |
| Average Age (Male)   | 32.1   | 36.1    | 37.3    |
| Average Age (Female) | 33.9   | 38.9    | 39.2    |

| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,303     | 31,609    | 70,510    |
| # of Persons per HH | 2.45      | 2.46      | 2.49      |
| Average HH Income   | \$86,299  | \$95,569  | \$95,127  |
| Average House Value | \$239,801 | \$201,568 | \$207,596 |

\* Demographic data derived from Esri forecast for 2025



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