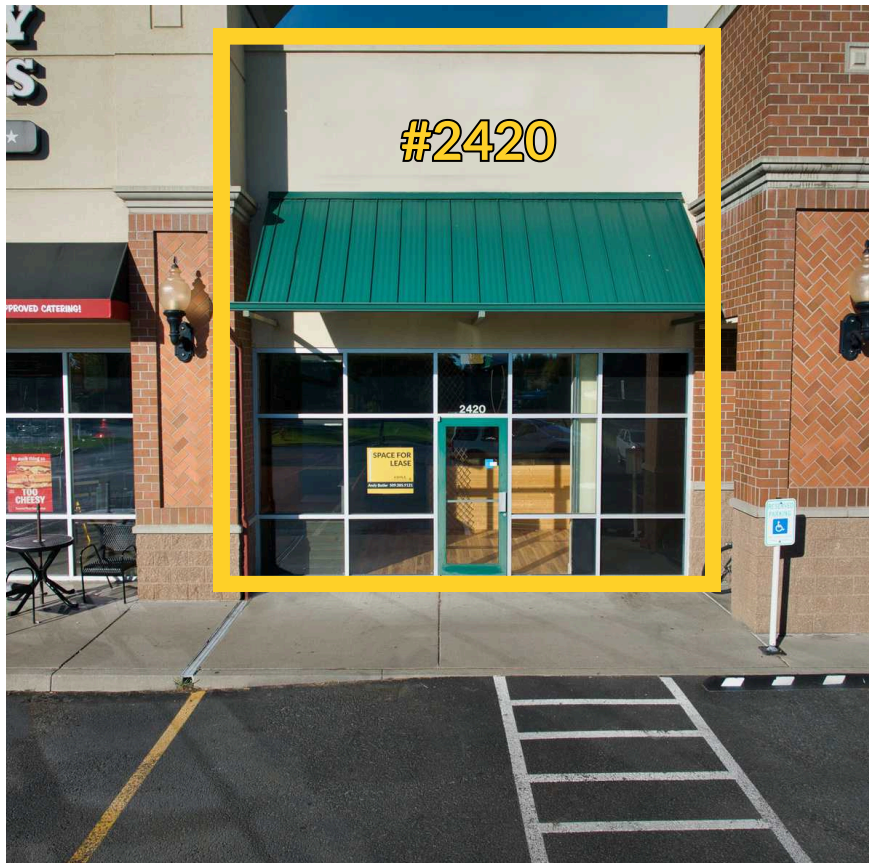


FOR LEASE



CHENEY SQUARE

2420 1st Street
Cheney, WA 99004

SUITE 2420

Space Size	±1,892 SF
Lease Rate	\$14.00 PSF/YR
NNN Exp.	\$3.80 PSF
Co-Tenants	Dollar Tree & Jimmy Johns
Bldg Size	±13,577 SF
Lot Size	±48,650 SF (1.12 AC)
Parcel #	13121.0094 (portion of)
Zoning	Commercial

KIEMLE
HAGOOD

DOMINIC DICKERSON
509-755-7507

dominic.dickerson@kiemlehagood.com

CHENEY SQUARE

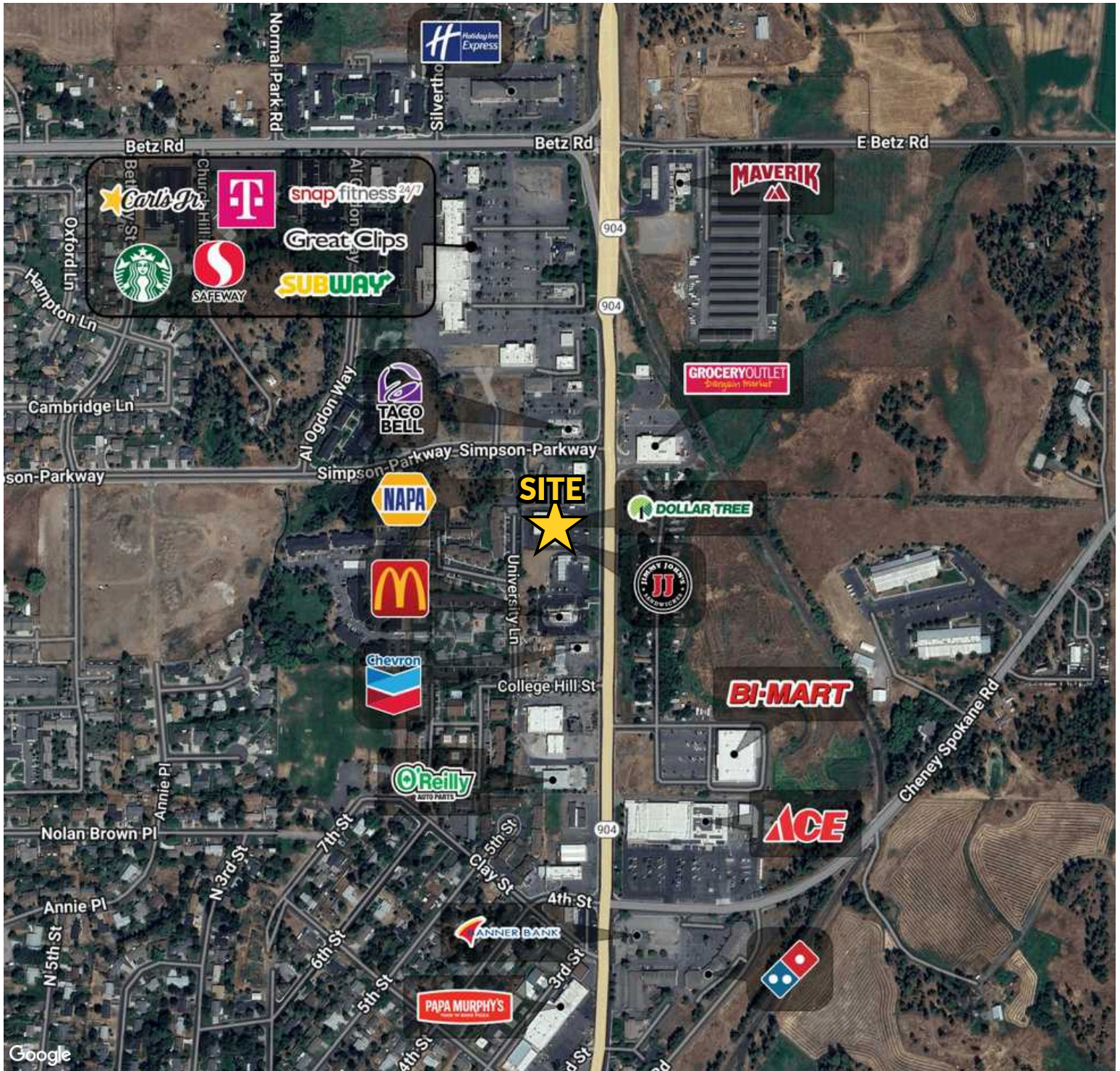
2420 1st Street
Cheney, WA 99004



NEARBY RETAILERS:



2026 DEMOGRAPHICS 	1 Mile Radius	3 Mile Radius	5 Mile Radius
2026 Estimate Population	7,166	14,333	16,936
2026 Average HHI	\$89,297	\$86,665	\$92,369
2026 Median HHI	\$66,560	\$63,547	\$66,957
2026 Median Age	26.7	27.1	29.4
Daytime Demographics	3,636	7,725	9,650



**KIEMLE
HAGOOD**

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