

# FOR SALE

W Sunset Hwy

Traffic Count | ±5,990 ADT



**Development Site**

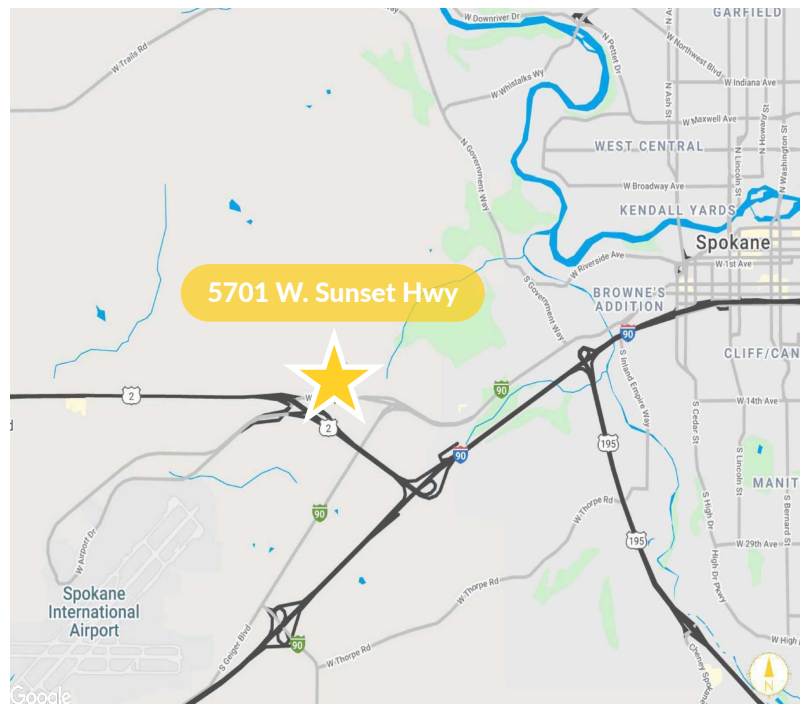
5701 W. Sunset Highway, Spokane, WA 99224

**Total Lot Size** | 1.25 Acres

**Sale Price** | \$435,000

## Property Details

- Zoning: GC-70
- Parcel #25272.9203
- Corner location on Sunset Highway



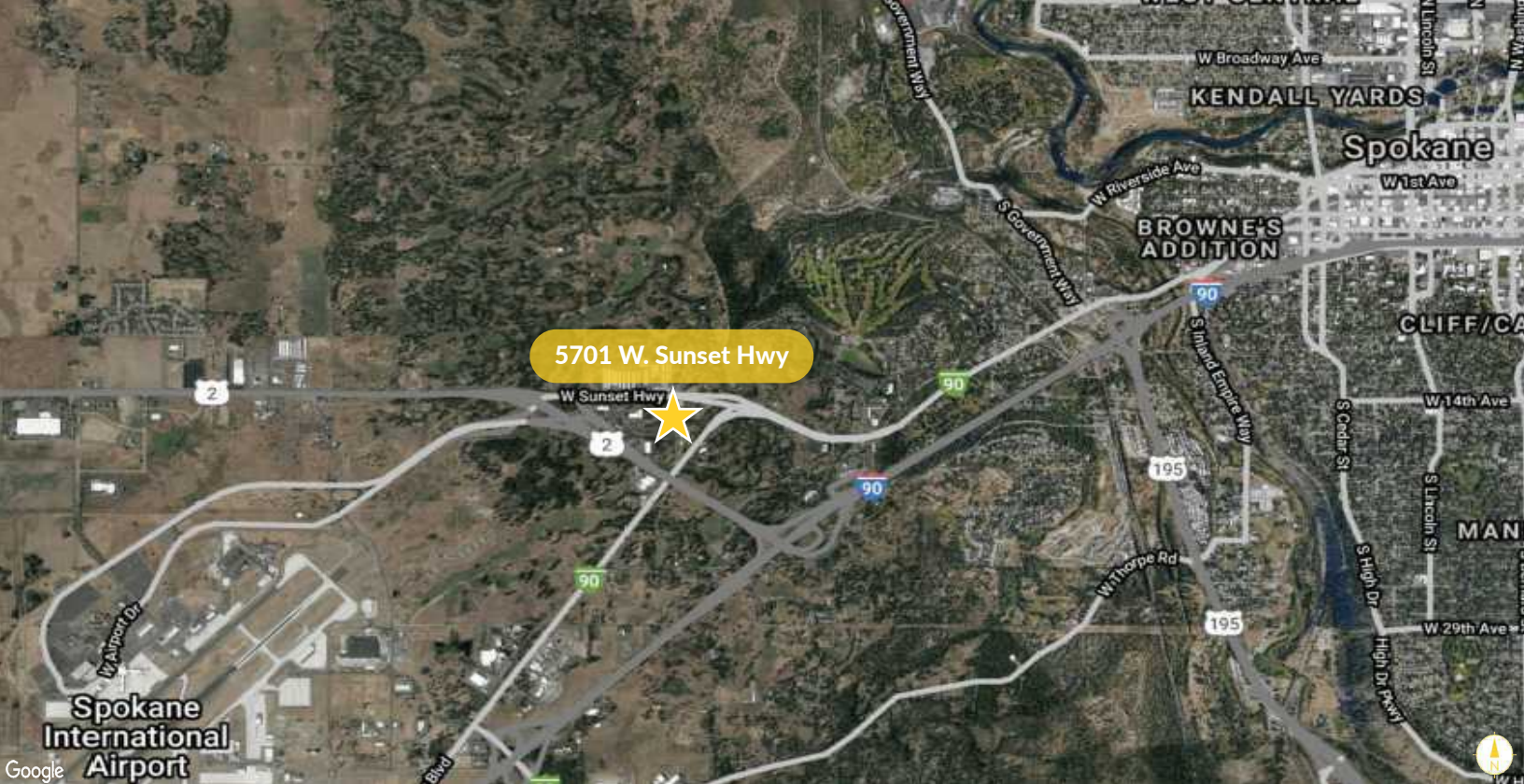
**Craig Soehren, Broker** | 509.755.7548 or craigs@kiemlehaood.com

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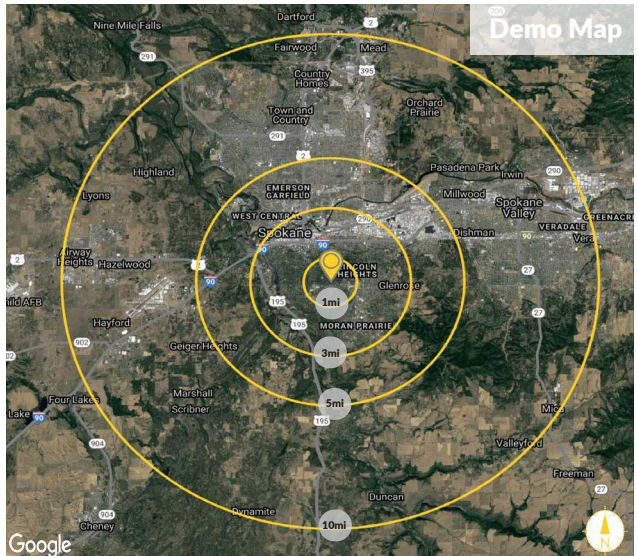
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**Demographics**

|                                     | 1mi      | 3mi      | 5mi      | 10mi     |
|-------------------------------------|----------|----------|----------|----------|
| Est Pop 2021                        | 814      | 22,591   | 107,742  | 315,394  |
| Projected Pop 2026                  | 899      | 24,820   | 116,082  | 339,343  |
| Projected Annual Growth (2021-2026) | 2.1%     | 2.0%     | 1.5%     | 1.5%     |
| Est Households (2021)               | 398      | 11,524   | 47,521   | 133,248  |
| Est Median Household Income (2021)  | \$64,448 | \$51,563 | \$58,284 | \$61,902 |
| Median Age                          | 34.6     | 35       | 35.9     | 36.7     |

**Traffic Counts**

|               |                      |              |
|---------------|----------------------|--------------|
| East & West   | Interstate 90 (I-90) | ± 41,384 ADT |
| East & West   | W. Sunset Highway    | ± 5,990 ADT  |
| North & South | South Grove Road     | ± 1,046 ADT  |
| East & West   | US 2                 | ± 27,219 ADT |
| North & South | South Greiger Blvd   | ± 5,492 ADT  |



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