



LAND FOR SALE

520 S. Dishman Road, Spokane Valley, WA 99206

Sale Price: \$360,000 (\$1.95 sf)

Size: 184,694 sf (4.24 acres)

PROPERTY DETAILS

- Parcel: 45202.9065
- 2017 Real Estate Taxes: \$3,522.87
- Building Square Footage: $\pm 4,365$
- Year Built: 1956 Remodeled: 1968
- Zoning: CMU "Commercial Mixed Use"



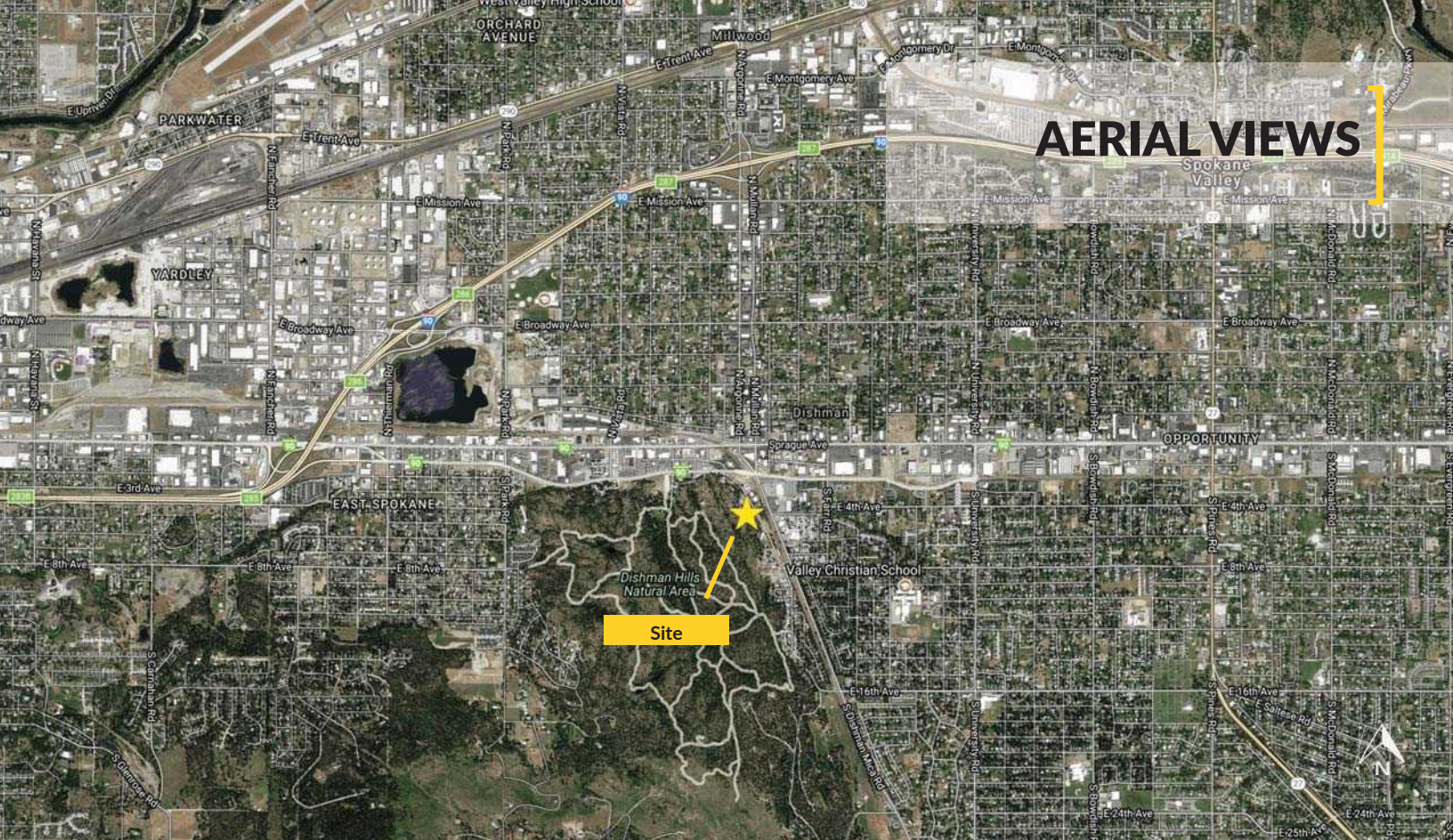
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AERIAL VIEWS

Site

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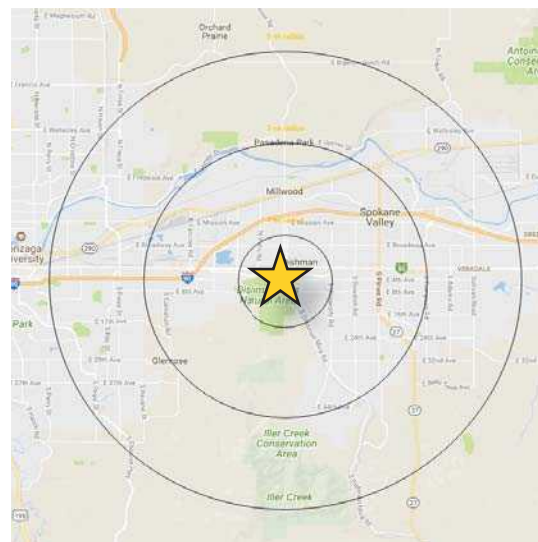


Traffic Counts

Sprague and Argonne:
±13,000 ADT
Appleway West of Dishman Road:
±19,000 ADT
Appleway East of Dishman Road:
±13,000 ADT
Dishman and 4th:
±23,000 ADT
per Regis (Sites USA)

Demographics

	1mi	3mi	5mi
Est Pop 2017	7,420	65,272	147,943
Projected Pop 2022	8,028	71,065	161,134
% Pop Change (10-17)	1.1%	0.7%	1.1%
% Pop Change (17-22)	1.6%	1.8%	1.8%
Est Daytime Pop	9,520	90,524	227,861
2017 Average HHI	\$62,595	\$66,341	\$72,791
2017 Median HHI	\$46,826	\$53,515	\$59,443



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