

## RETAIL | OFFICE

Sale Price: \$15.00/PSF

Lease Price: CLA

Total Lot SF Available: ±180,363 SF

- ±24,250 SF to ±39,143 SF Parcels

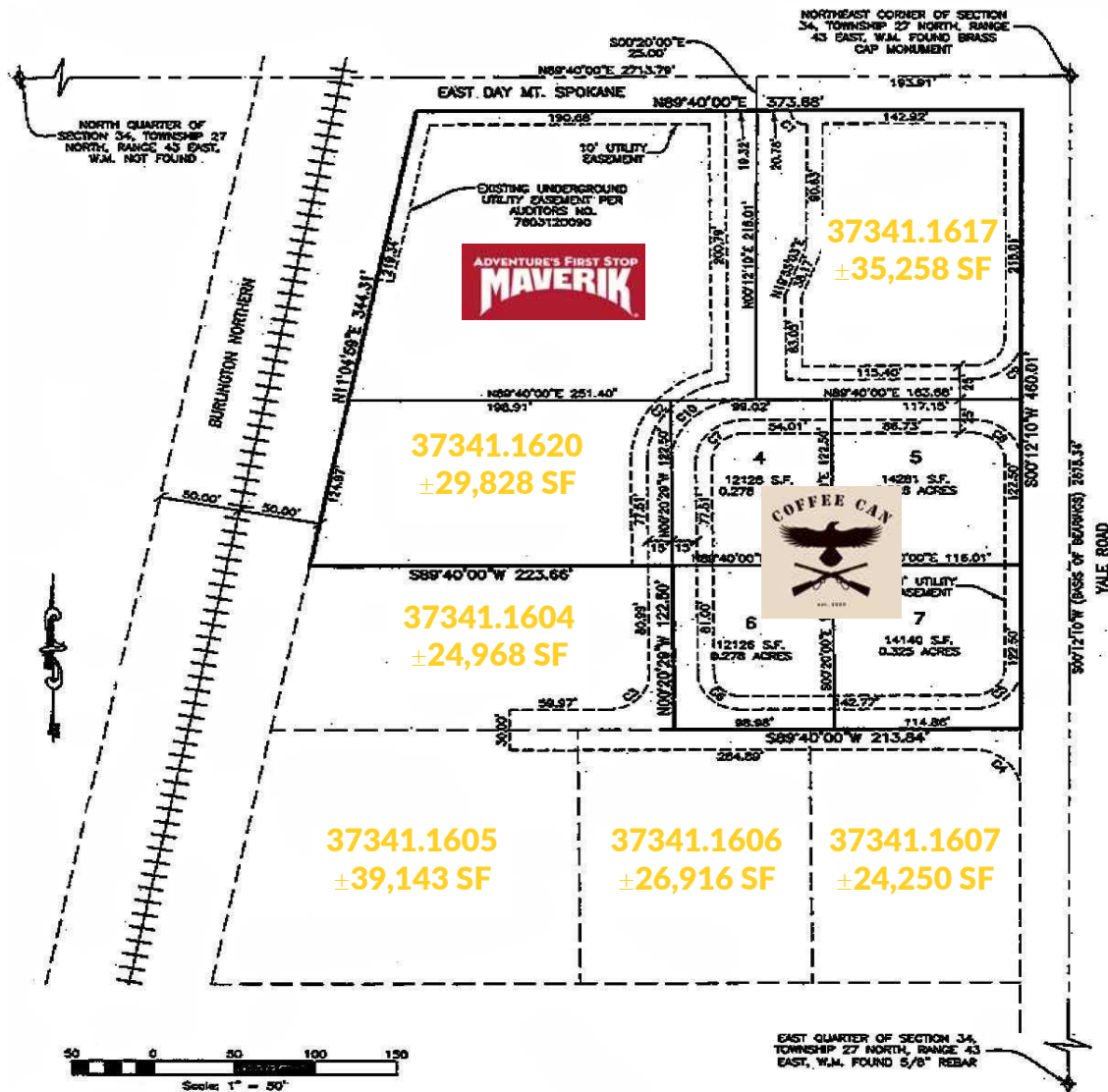
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**KIEMLE**  
**HAGOOD**





## RETAIL | OFFICE

Greenbluff Square  
Mead, WA 99021



## Neighboring Retailers:

Coffee Can  
Yokes  
McDonald's  
North 40 Outfitters  
Arby's  
American West Bank  
Subway  
Highway Grind  
Hop Mountain Tap Room & Grill

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## DEMOGRAPHICS



Est Pop 2022	4,325	22,414	42,658
Projected Pop 2027	4,392	24,248	45,243
Proj Ann Growth (22-27)	0.3%	1.6%	1.2%
Est Daytime Pop	1,863	10,062	26,255
2022 Average HHI	\$107,163	\$97,541	\$98,856
2022 Median HHI	\$90,028	\$90,112	\$85,349

## TRAFFIC



### Average Daily Traffic

Newport Highway @ East Mt. Spokane:  
±24,000 ADT  
East Day Mt.Spokane Road:  
±8,800 ADT

**View  
Location**







# FOR SALE/ BUILD TO SUIT

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Mead, WA 99021

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HAGOOD**

601 WEST MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201

**OFFICE LOCATIONS**

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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