

FOR SALE



Google

Excellent Retail Location on Division Street & Knox Avenue

2103 & 2111 North Division Street
Spokane, Washington
99207

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**KIEMLE
HAGOOD**

INVESTMENT INFO & PROPERTY OVERVIEW

2103 & 2111 N Division Street
Spokane, WA 99207

INVESTMENT
SALE OPPORTUNITY

Sale Price: \$1,350,000.00

Gross Income: ± \$122,570.00

Operating Expenses: ± \$70,278.00

Net Operating Income: ± \$52,293.00

Parcel Numbers:
35074.1703 & 35074.1702

Exposure:
Good/Excellent

Building Size:
± 5,949 SF

Property Type:
Retail

Lot Size:
± 23,060 SF

Access:
Good/Excellent

Shape:
Generally Rectangular

Frontage:
Approximately 170 Feet on Division Street

Topography:
Level at street grade

Longitude:
47.677010

County:
Spokane County

Latitude:
-117.411620

Zoning:
General Commercial -70
(GC-70)



CURRENT TENANTS INCLUDE:

Nailed It! Spa

Wrightway Beauty – Wigs, Weaves & Supplies

Finders Insurance

CPR Central

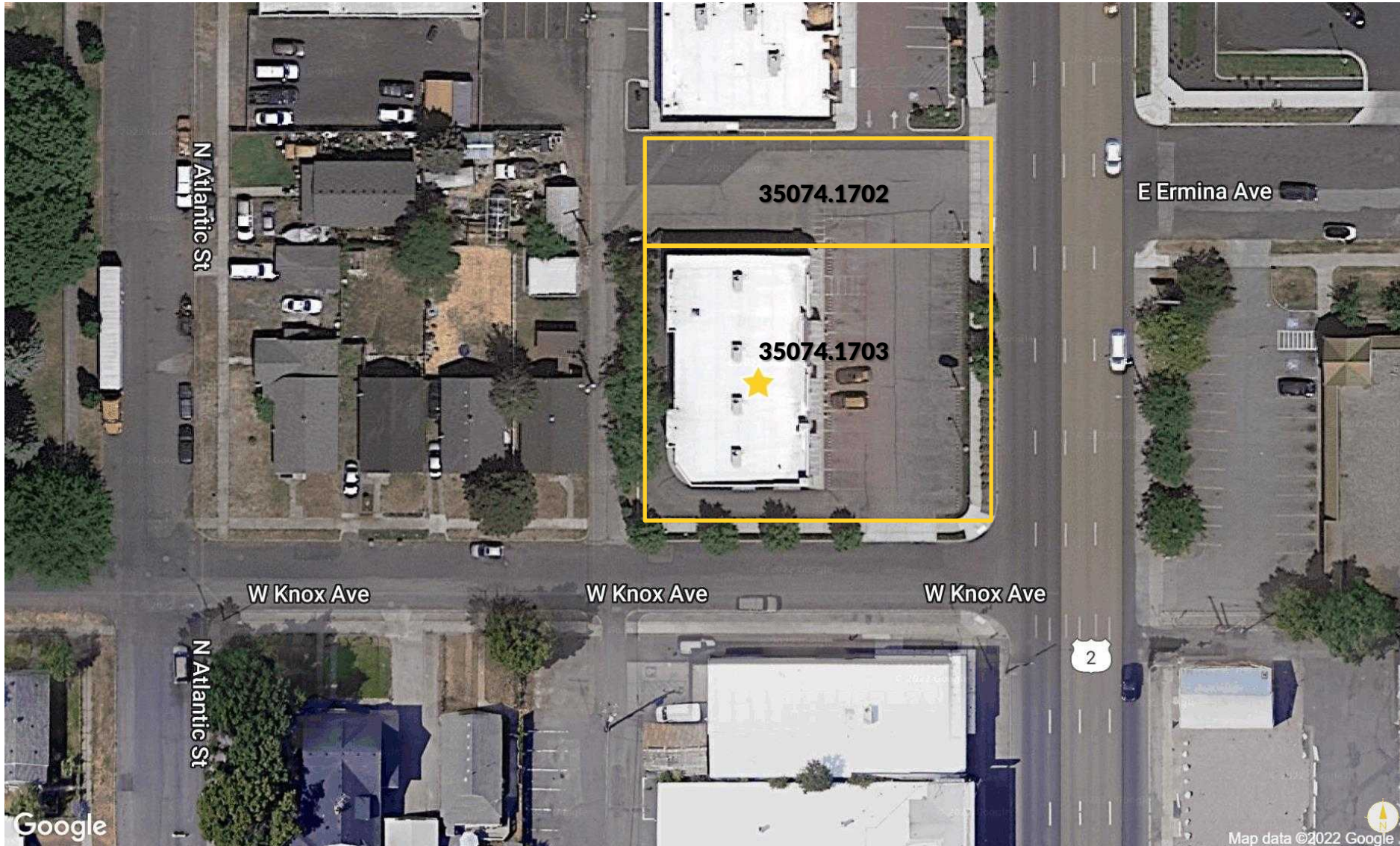


PARCEL INFORMATION

Parcel Numbers | 35074.1703 & 35074.1702

INVESTMENT SALE OPPORTUNITY

2103 & 2111 N Division Street
Spokane, WA 99207



DEMOS & TRAFFIC

2103 & 2111 N Division Street
Spokane, WA 99207



4 Bay Retail Strip Center
End-Cap has Drive-Thru
Excellent exposure on Division Street



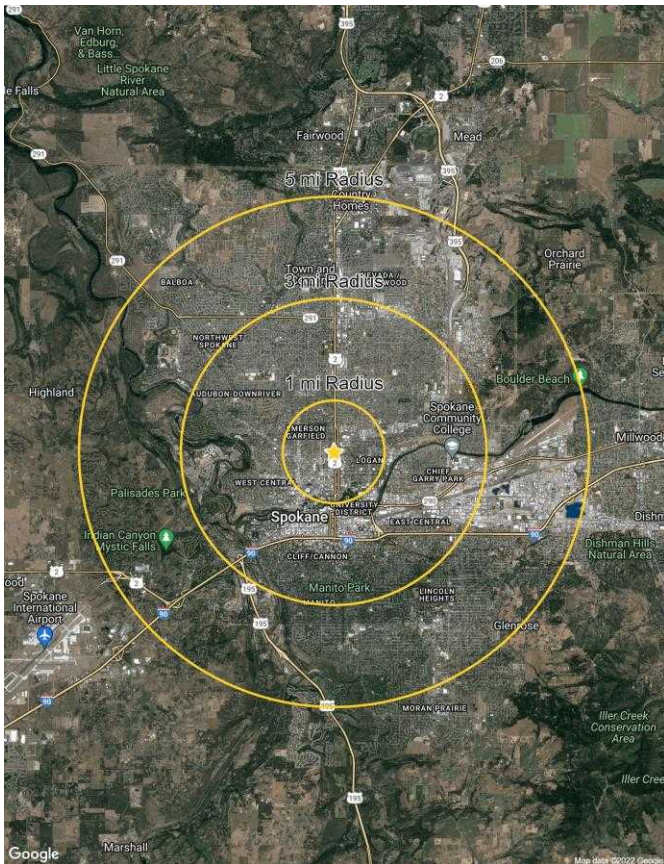
DEMOGRAPHICS

	1MI	3MI
Estimated Population (22)	18,284	136,753
Projected Population (27)	18,652	139,209
Projected Annual Growth (22-27)	0.4 %	0.4 %
Estimated Households (22)	6,646	56,986
Average Household Income (22)	\$52,017	\$63,335
Median Household Income (22)	\$45,881	\$50,785
Median Age (22)	29.7	34.5
Estimated Daytime Demographic (22)	22,821	145,951



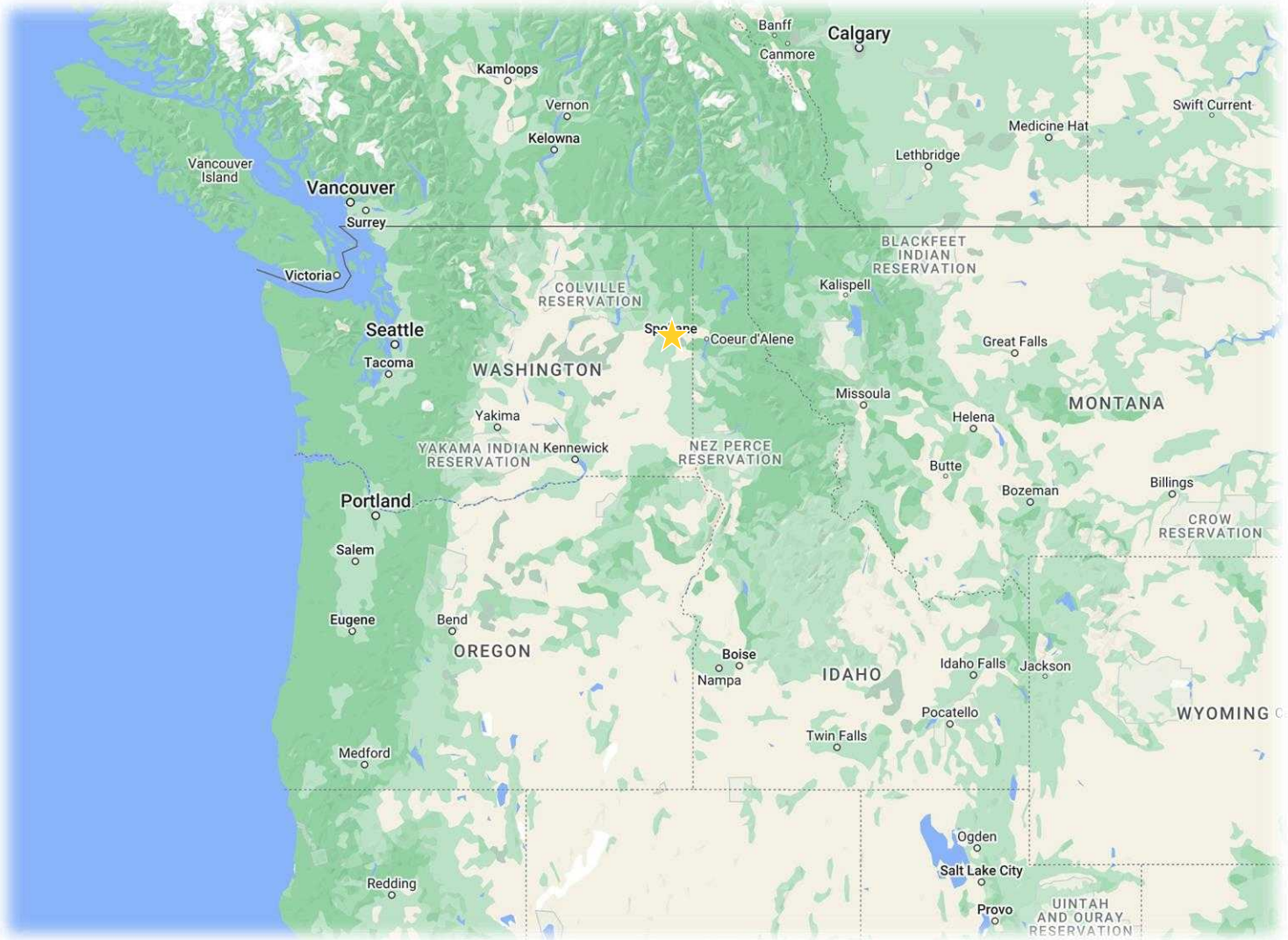
TRAFFIC COUNTS

North Division Street: ± 22,100 ADT
North Ruby Street: ± 20,100 ADT
West Indiana Avenue: ± 13,400 ADT



THE LOCATION

The City of Spokane is centrally located in the Intermountain Northwest.



Distance
to >>>

Coeur d'Alene, ID

1 hr | 38 mi

Tri Cities, WA

2 hrs 24 min | 148 mi

Missoula, MT

3 hrs 28 min | 202 mi

Seattle, WA

4 hrs 24 min | 285 mi

Portland, OR

5 hrs 38 min | 358 mi

Boise, ID

6 hrs 48 min | 428 mi

RETAIL STRIP CENTER

2103 & 2111 N Division Street
Spokane, WA 99207



601 WEST MAIN AVENUE, SUITE 400 | SPOKANE, WA 99201

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For more information on this opportunity:



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