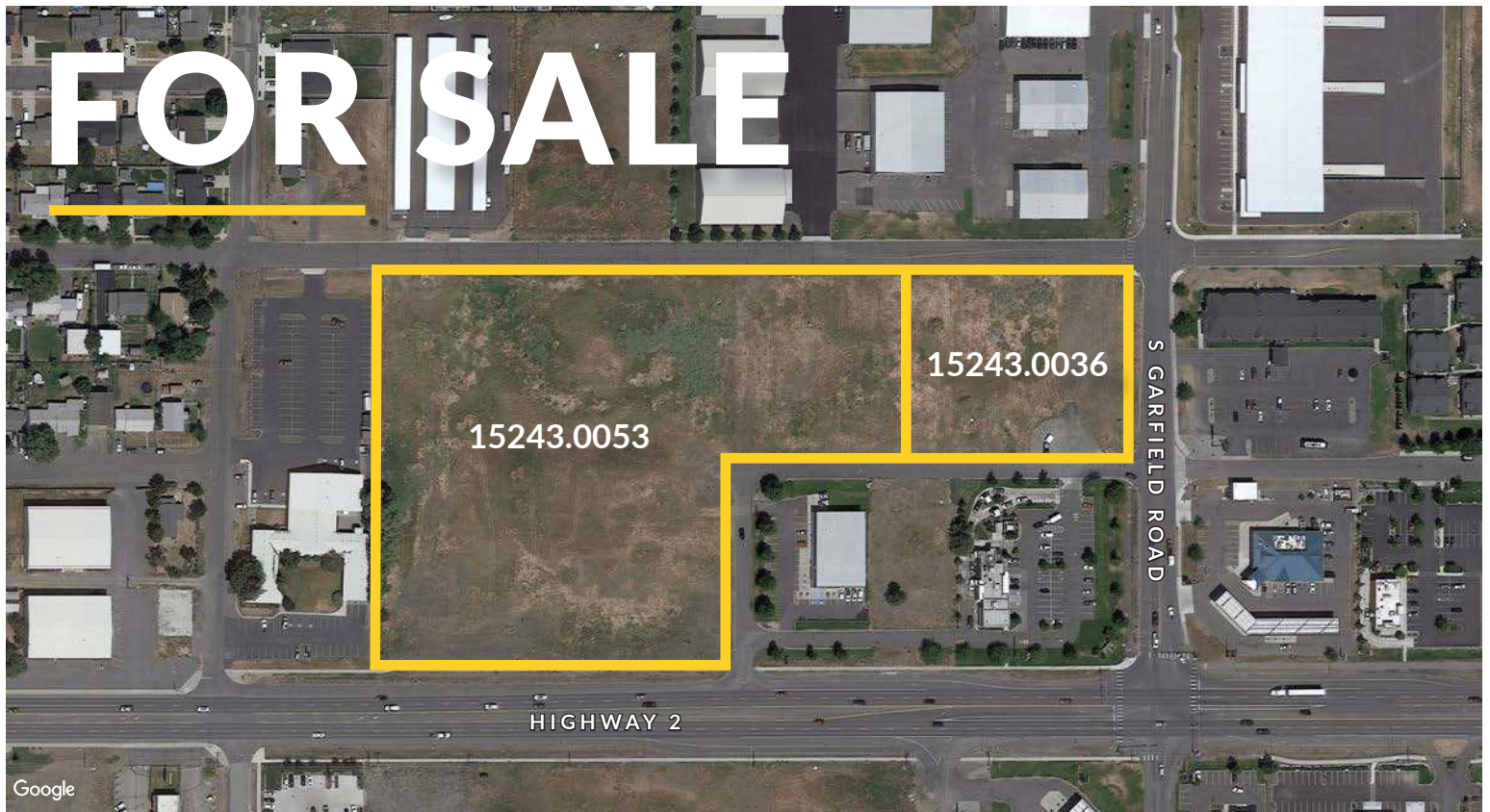


FOR SALE



MIXED USE DEVELOPMENT OPPORTUNITY

SALE PRICE: \$2,500,000

PROPERTY INFORMATION

Parcel Numbers: 15243.0036 & 15243.0053
Site Size: ± 454,771 SF / ± 10.44 AC
Location: Hwy 2 between Russel St & Garfield Rd
Zoning: C-2 (General Commercial)



LAND

Garfield & Highway 2,
Airway Heights, WA 99001

[View Location](#)

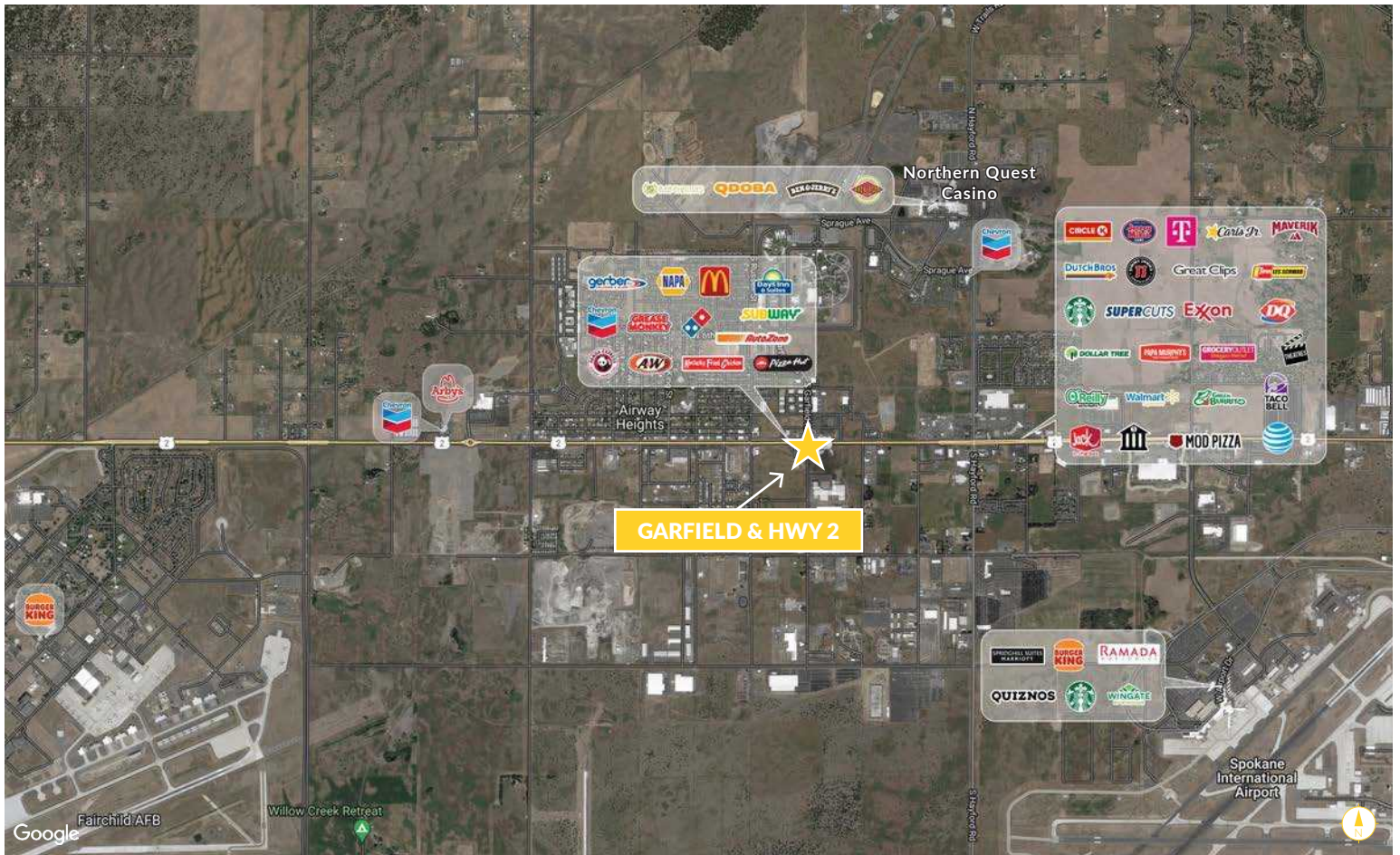


TIM KESTELL, BROKER

509.755.7542

tim.kestell@kiemlehagood.com

KIEMLE HAGOOD



DEMOGRAPHICS & HIGHWAY 2 TRAFFIC COUNT

	1 MI	3 MI	HIGHWAY 2 ± 24,300 ADT
ESTIMATED POPULATION	7,302	13,533	
PROJECTED POP 2027	7,381	13,746	
EST. DAYTIME POP	5,518	11,444	
2022 AVERAGE HHI	\$45,001	\$55,354	
2022 MEDIAN HHI	\$58,133	\$61,806	

LAND

Garfield & Highway 2,
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OFFICE LOCATIONS

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

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**KIEMLE
HAGOOD**

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