



# LAND AVAILABLE

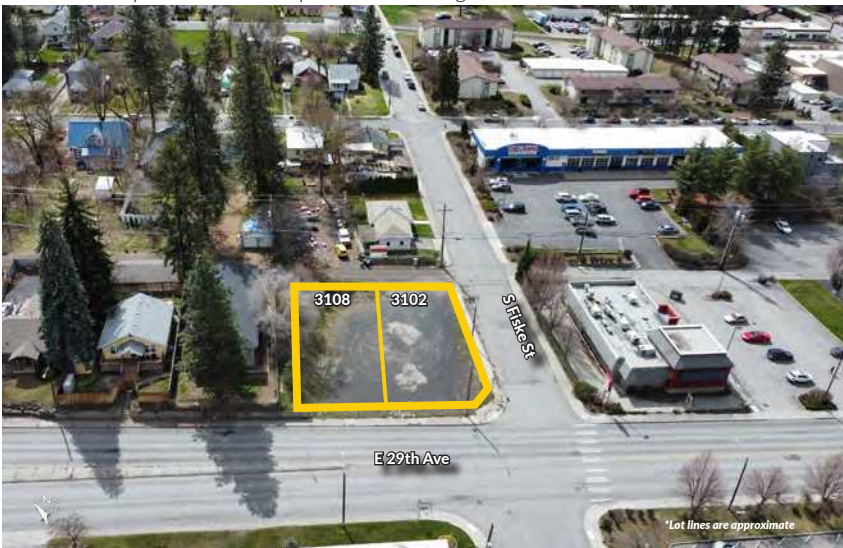
## FOR SALE, LEASE OR BUILD TO SUIT Includes 2 Lots

Land Size: ±0.28 Acres (±12,187 SF)  
 Ground Lease Rate: \$4,000 / Mo, NNN  
 Purchase Price: \$649,000  
 Parcel Numbers: 35342.0301 | 35342.0302  
 Zoning: Spokane CCS - Center & Corridor Type 2

### Spokane CC2 - Center and Corridor Type 2 (CC2):

*Pedestrian Enhanced/Auto Accommodating.*

*The Type 2 center and corridor zone promotes new development and redevelopment that is pedestrian oriented while accommodating the automobile. Incentives allowing a higher floor area ratio in exchange for the provision of greater public amenities as land is developed and redeveloped are encouraged in these areas.*



## South Hill Vacant Land

3102 & 3108 E 29th Avenue  
Spokane, WA 99223

**View  
Location**



**MARY KIENBAUM**  
208.770.2589  
mary.kienbaum@kiemlehaood.com



# PROPOSED SITE PLAN

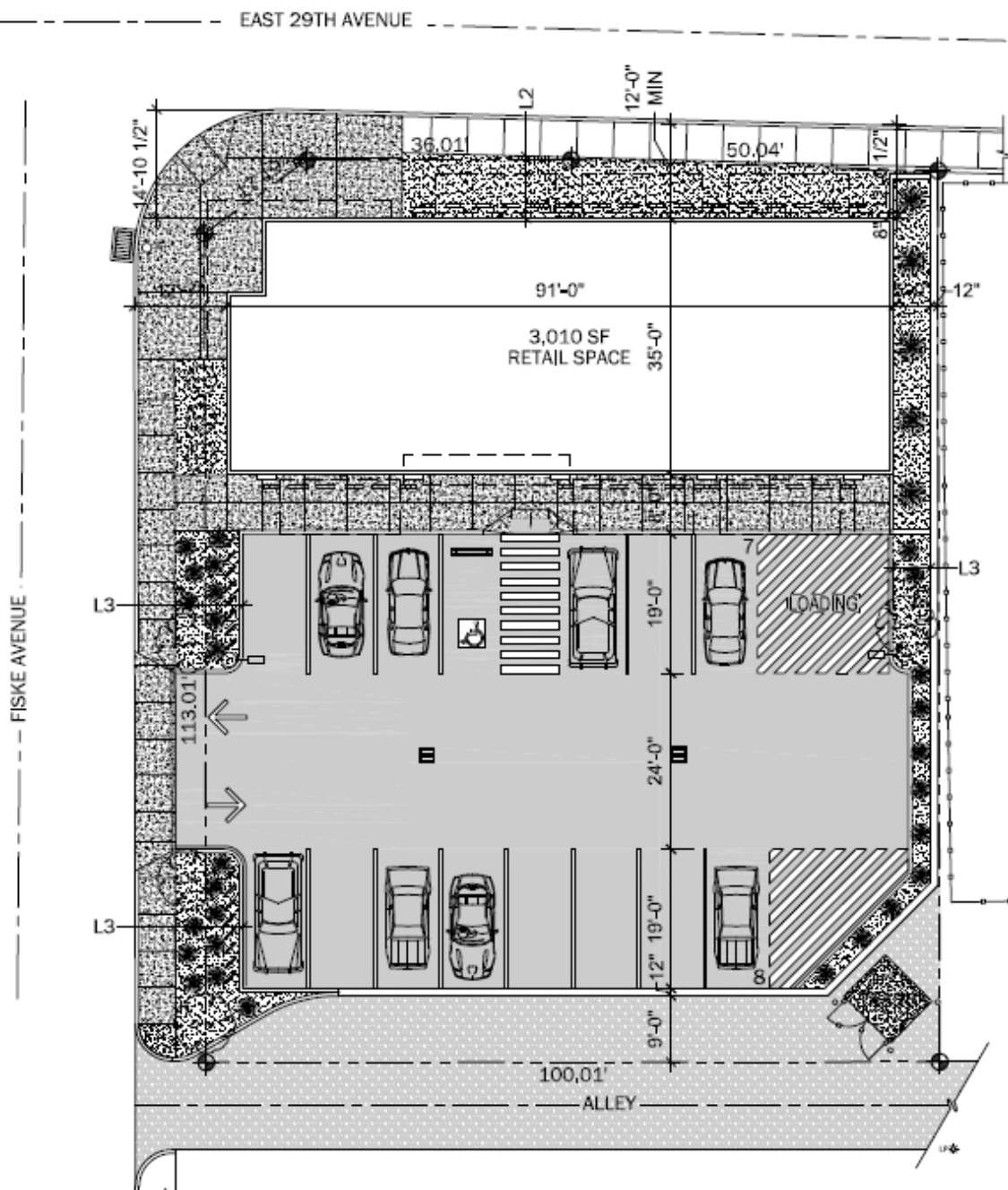
3102 & 3108 E 29th Ave | Spokane, WA

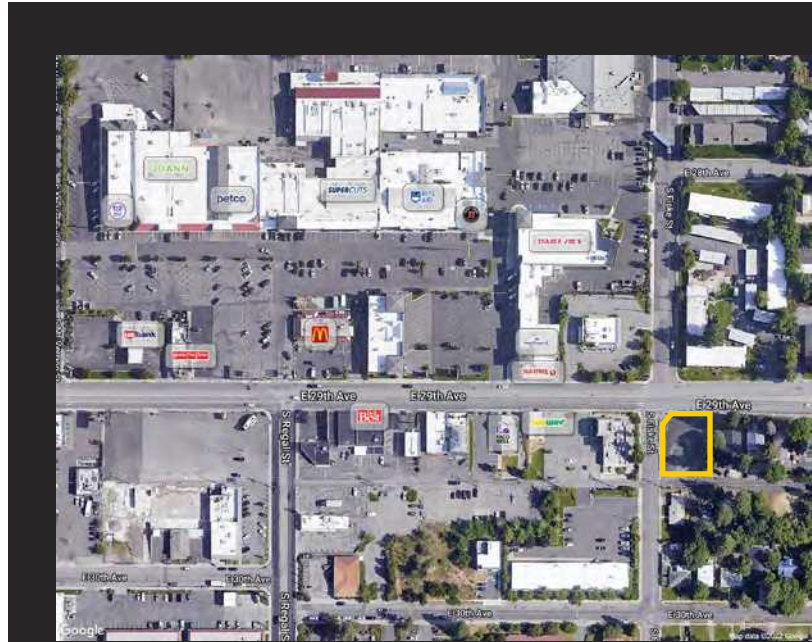
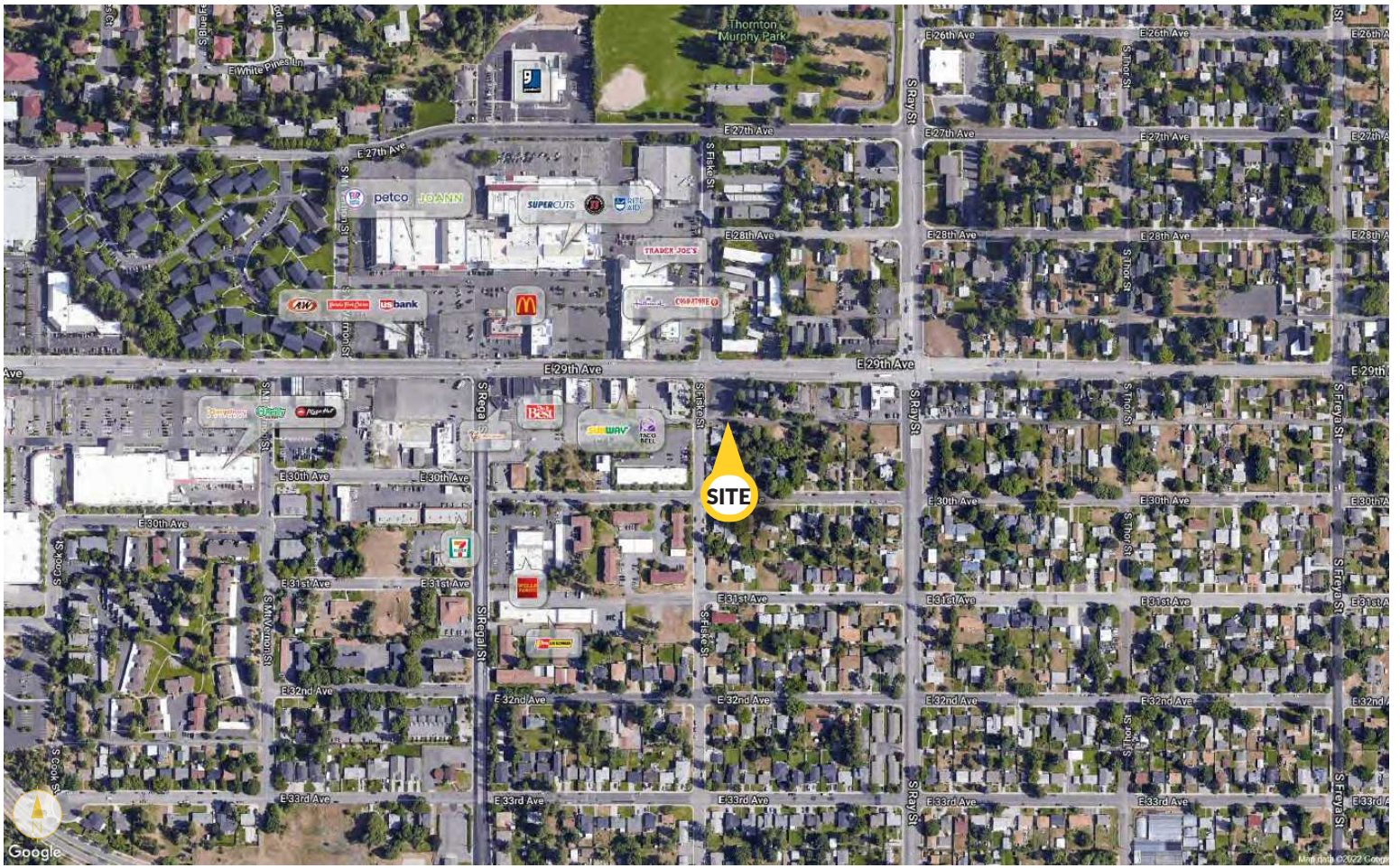
## LOCATION HIGHLIGHTS

SEC 29th Ave and Fiske St  
Located in Spokane's South Hill Neighborhood  
Excellent visibility  
Traffic counts:  
29th Ave @ Fiske St - ±16,979 ADT

## NEARBY BUSINESSES

Trader Joe's  
Rite Aid  
Petco  
Joann Fabrics  
US Bank  
Tire Rama  
Subway  
Taco Bell  
Coldstone Creamery





# South Hill Vacant Land

3102 & 3108 E 29th Ave  
Spokane, WA 99223

**MARY KIENBAUM**

208.770.2589 mary.kienbaum@kiemlehagood.com

1579 W. RIVERSTONE DR. SUITE 102  
COEUR D'ALENE, ID 83814

**KIEMLE  
HAGOOD**

**OFFICE LOCATIONS**  
SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others:

If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.

