

For Sale & Lease

Retail

NAI Black



# 13414 E Sprague Ave

Spokane Valley, Washington 99216

## Property Description

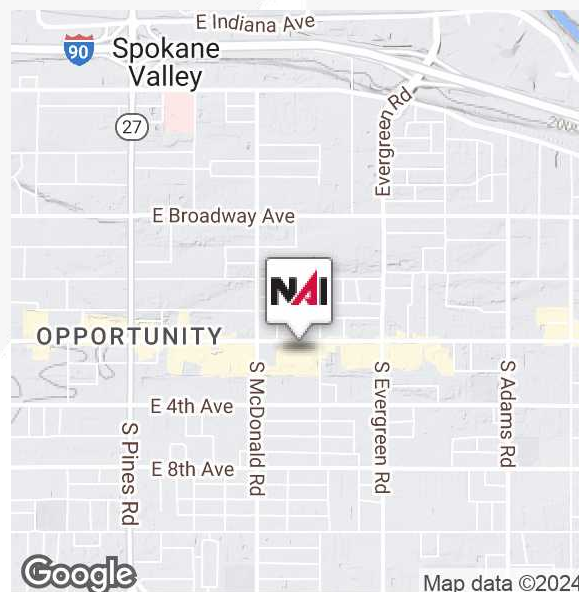
Space Available:

- 13414 E Sprague Ave: 55,168± SF
- Inline Pad: 15,000± SF
- Pad #1: 4,000± SF
- Pad #2: 4,000± SF

Neighboring Tenants: Target, Safeway, Yoke's, Planet Fitness, Office Depot

Traffic Count: 21,400± VPD (E Sprague Ave)

## Lease Rate: Call Listing Broker



For more information

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**Chris Bell, SIOR**

O: 509 622 3538

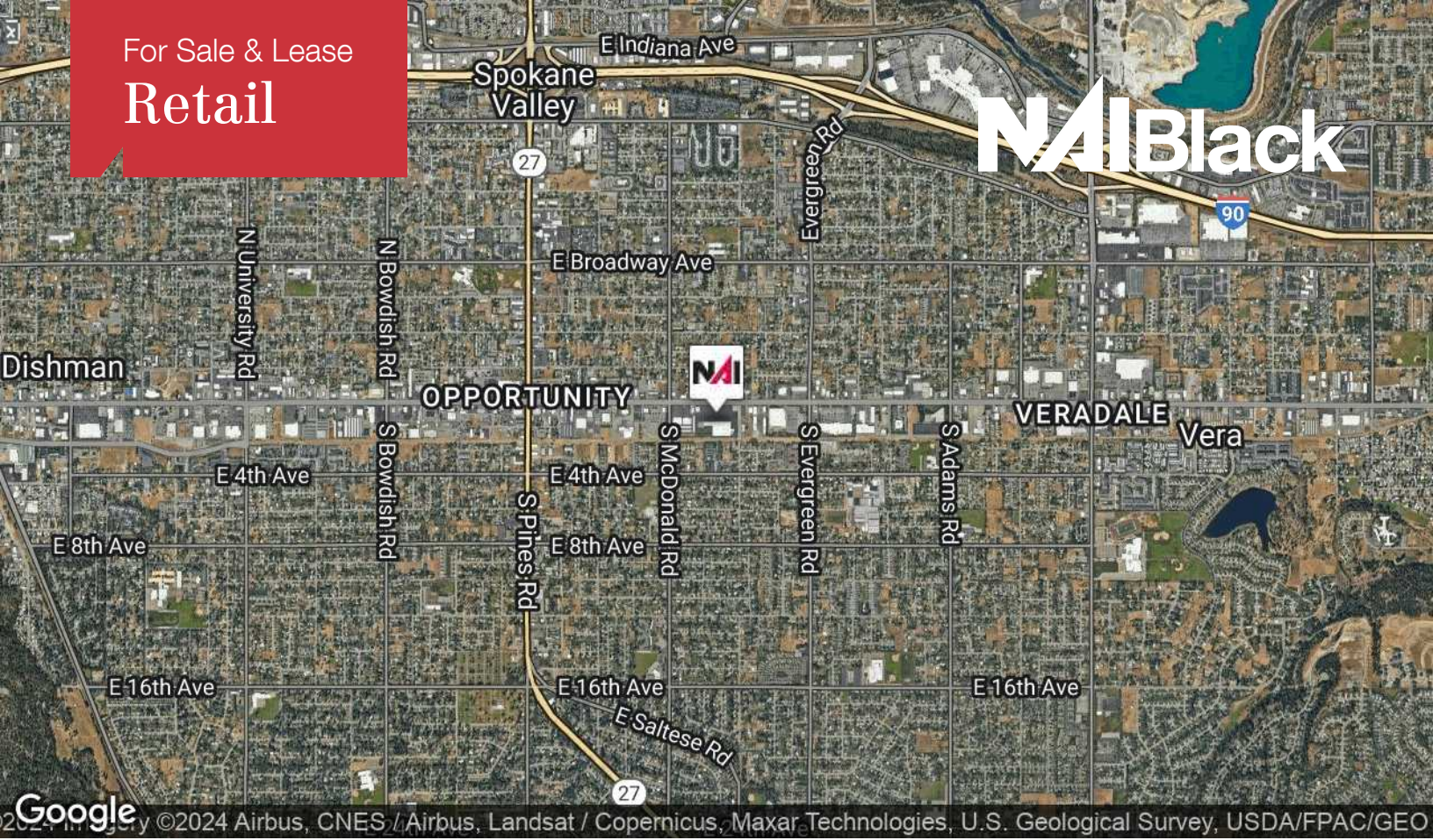
cbell@naiblack.com

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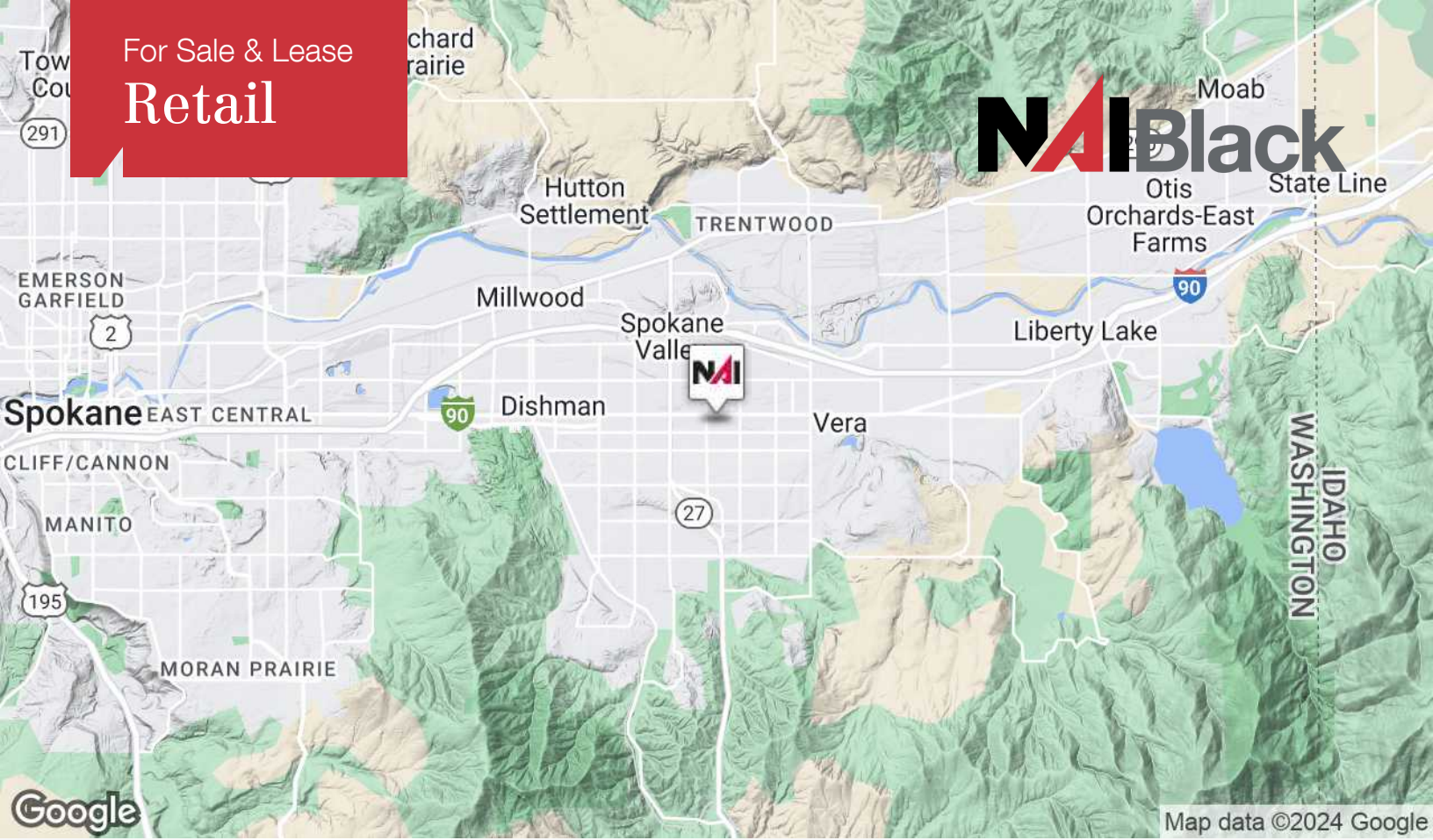


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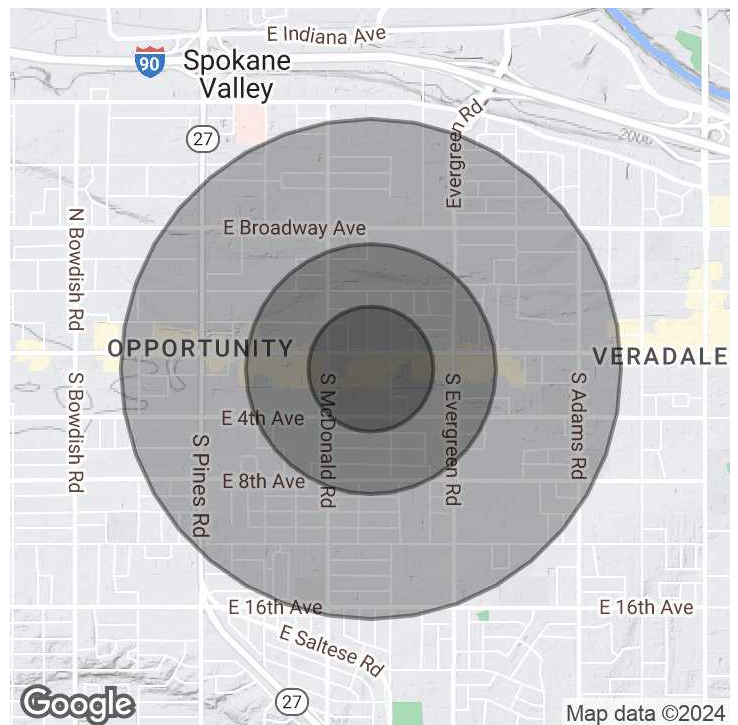
Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	633	2,592	12,956
Average Age	42.9	43.7	41.0
Average Age (Male)	43.1	43.5	36.8
Average Age (Female)	47.9	48.5	45.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	351	1,445	6,268
# of Persons per HH	1.8	1.8	2.1
Average HH Income	\$49,859	\$47,690	\$56,498
Average House Value	\$178,392	\$178,713	\$179,761

**Traffic Counts**

East Sprague Avenue 21,400/day

\* Demographic data derived from 2020 ACS - US Census



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