

FOR SALE

(NNN) INVESTMENT OPPORTUNITY



END CAP OFFICE CONDO

2459 S Union Place, Suite 140
Kennewick, WA 99336

PROPERTY DETAILS

Sale Price: \$920,257
Cap Rate: 7.0%
Endcap SF: ±2,593 RSF
Site Size: ±0.87 Acres
Parcel Number: 110893040000140
Zoning: General Commercial
MLS Number: 271757

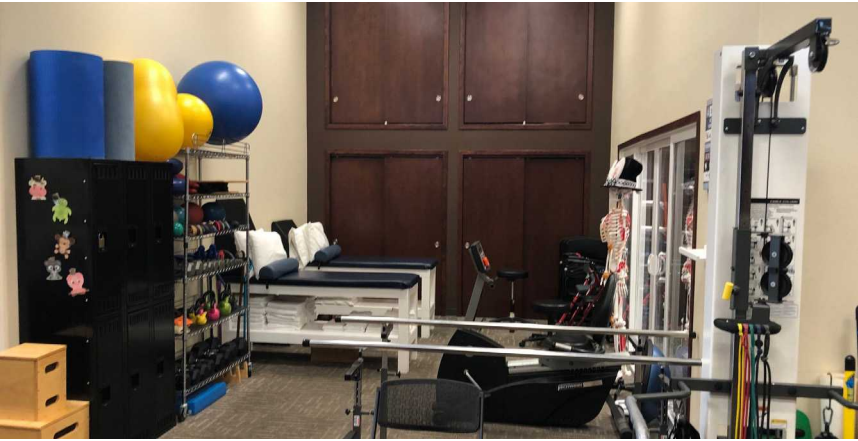
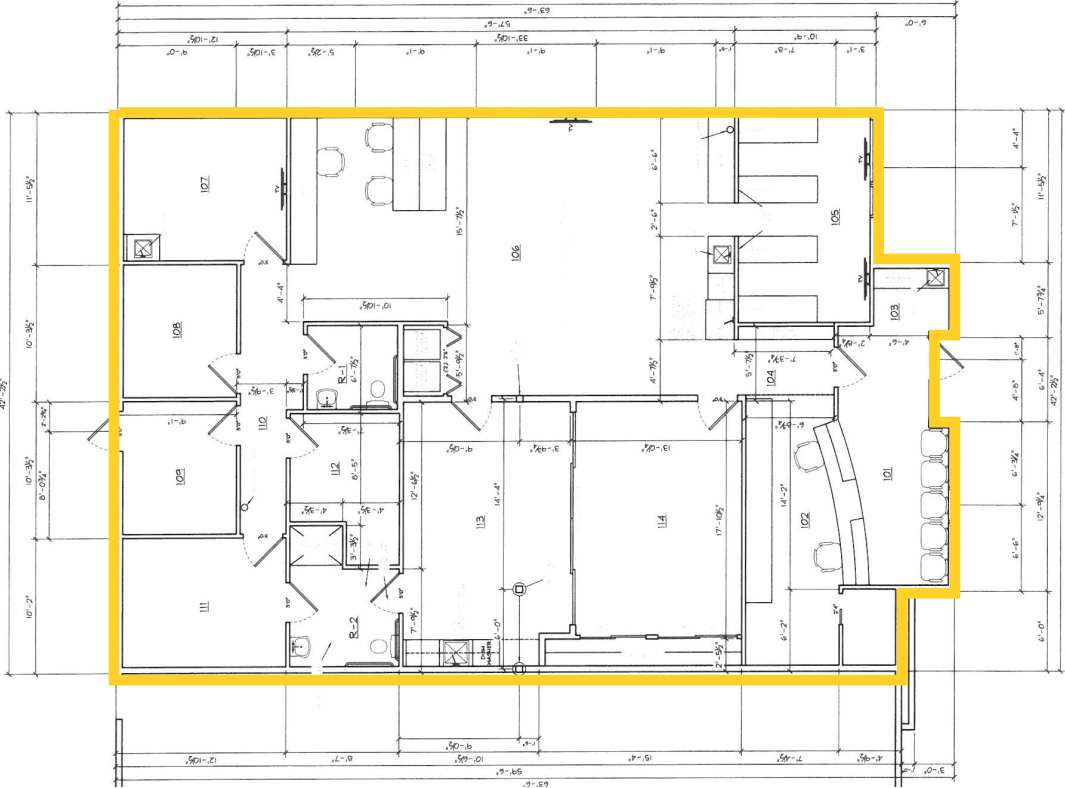
LANCE BACON
MANAGING BROKER

509.430.6547 lance.bacon@kiemlehaood.com

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FLOOR PLAN & INTERIOR PHOTOS

2459 S Union Place | Kennewick, WA 99336





END CAP OFFICE CONDO

2459 S Union Place, Suite 140 - Kennewick, WA 99336

Office Condo For Sale in South Kennewick ±2,593 Square Feet
Current Tenant executed new 5 year lease
extension with annual increases
Well established Physical and Sports Therapy Tenant
Please do not disturb tenant
MLS# 271757



END CAP OFFICE CONDO

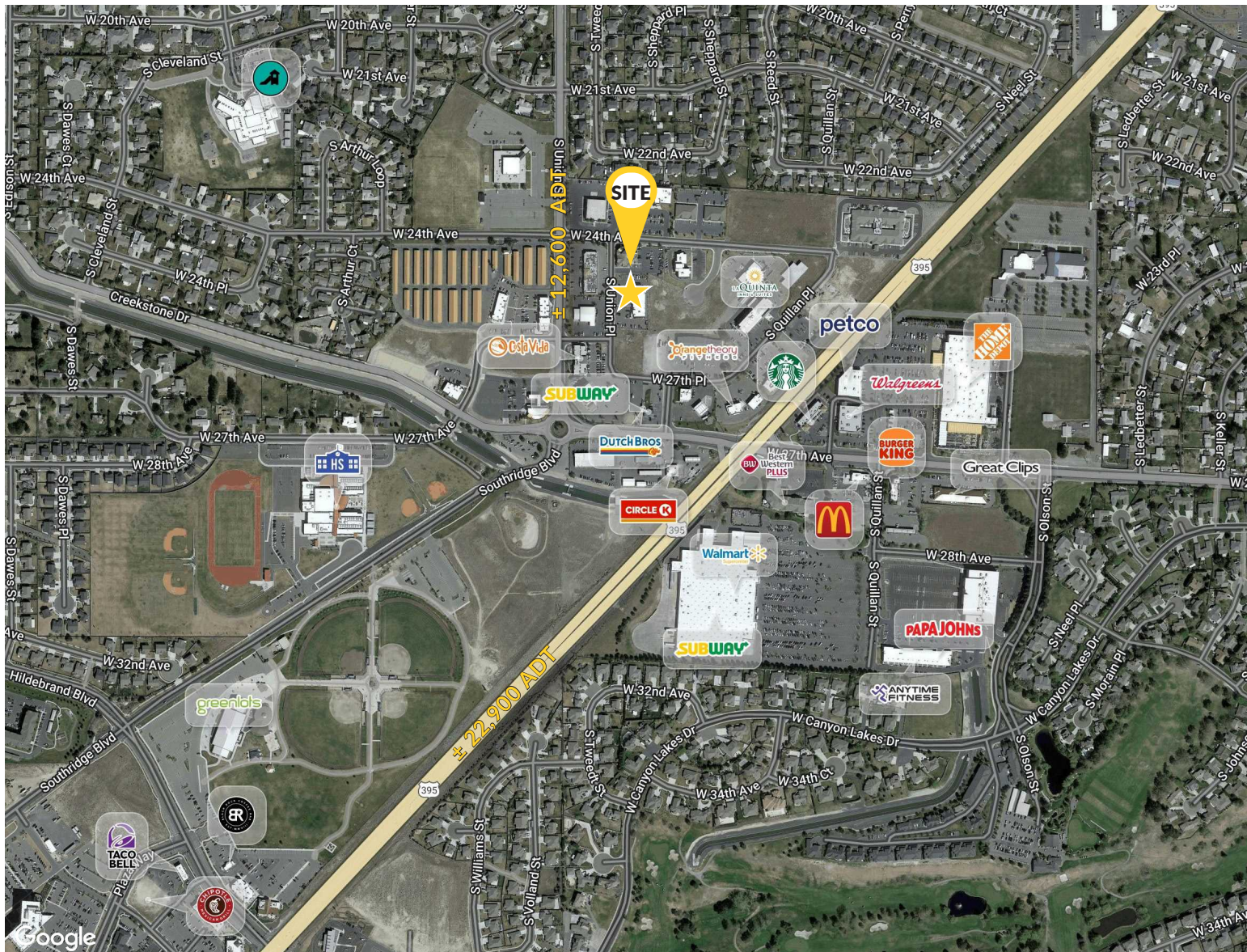
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Neighboring Retailers:

La Quinta Hotel
Costa Vida
Subway
Orange Theory
Petco
Starbucks
The Home Depot
Walgreens
Walmart

...& more!



DEMOGRAPHICS

	1MI	3MI	5MI
EST POP 2023	7,755	69,743	126,795
PROJECTED POP 2028	8,513	72,578	131,560
PROJ ANN GROWTH (23-28)	2.0 %	0.8 %	0.8 %
EST DAYTIME POP	5,672	40,839	77,180
2023 AVERAGE HHI	\$120,548	\$108,734	\$109,687
2023 MEDIAN HHI	\$90,193	\$79,912	\$83,973

VIEW LOCATION





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KIEMLE
HAGOOD

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

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

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REALTOR