

For Sale

# Investment Property

**NAI**Black

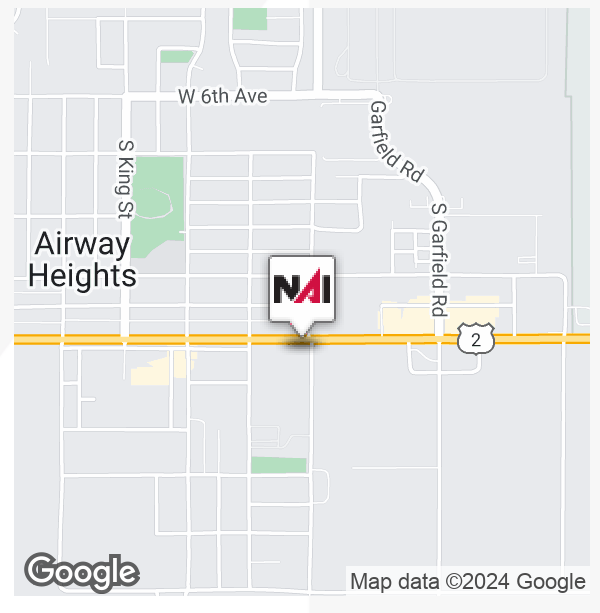


## 12421 W. Sunset Hwy.

Airway Heights, Washington 99001

### Property Description

- Single Tenant NNN Investment Drive Thru Restaurant
- Prime Location on Hwy 2 Close to Air Force Base, Spokane International
- Airport, Northern Quest Casino, Spokane Tribe Casino
- Close Neighbors Include McDonald's, KFC, Cenex and Yokes Fresh Market Grocery
- 2,845 SF Restaurant Building with 49,400 SF of Land
- 16 Year Lease Guarantee
- 6% Cap Rate on Actual Numbers Starting Jan 1st, 2025
- Strong Regional Chain with Long History of Success
- Additional Land Parcel at 1500 S. Russell St. with Water, Sewer and Electrical Utilities on Site 66,024 SF Valued at \$400,000



**Sale Price: \$2,400,000**

For more information

**John Powers**

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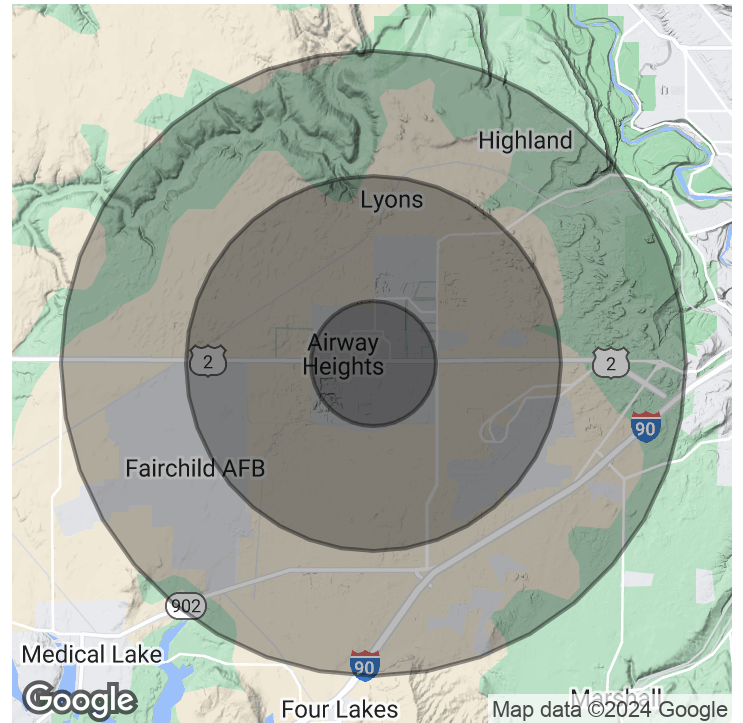
Population	1 Mile	3 Miles	5 Miles
Total Population	8,416	14,037	23,829
Average Age	33.5	33.9	35.0
Average Age (Male)	32.3	32.7	33.8
Average Age (Female)	27.7	30.0	33.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,575	4,859	8,258
# of Persons per HH	2.61	2.44	2.58
Average HH Income	\$68,522	\$79,434	\$87,255
Average House Value	\$138,235	\$141,734	\$175,560

## Traffic Counts

26,457 Vehicles per /day

\* Demographic data derived from Esri forecast for 2023



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