

Land For Sale & Ground Lease

# Retail

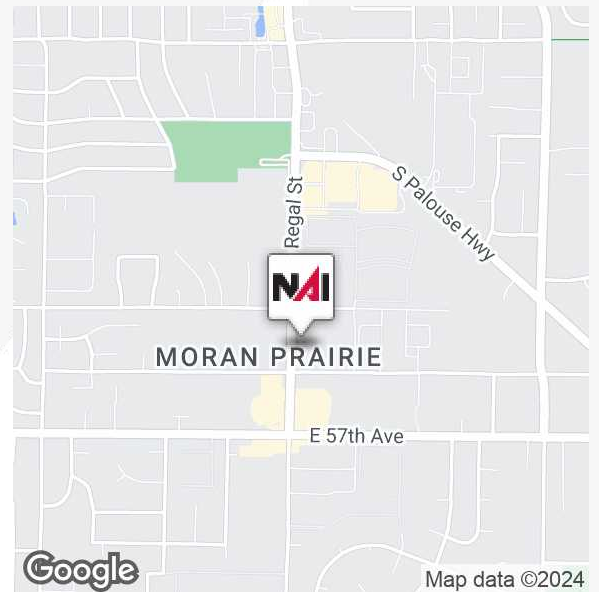


## The Commons on Regal

2902 E 53rd & 2901 E 55th Ave  
Spokane, Washington 99223

### Property Description

3 Acres of Land Available For Sale  
3 Acres of Land Available For Lease (Pad sites Also Available)  
Parcel #: 34032.5401 & 34032.5403  
Zoning: CC2-DC  
Prime Location Located on Spokane's South Hill  
Great Frontage on Regal Street  
New 137 Unit Senior Housing Development Located Directly to the East



**Sale Price: \$35 per sf**

**Lease Rate: Contact Listing Broker**

For more information

**Chris Bell, SIOR**

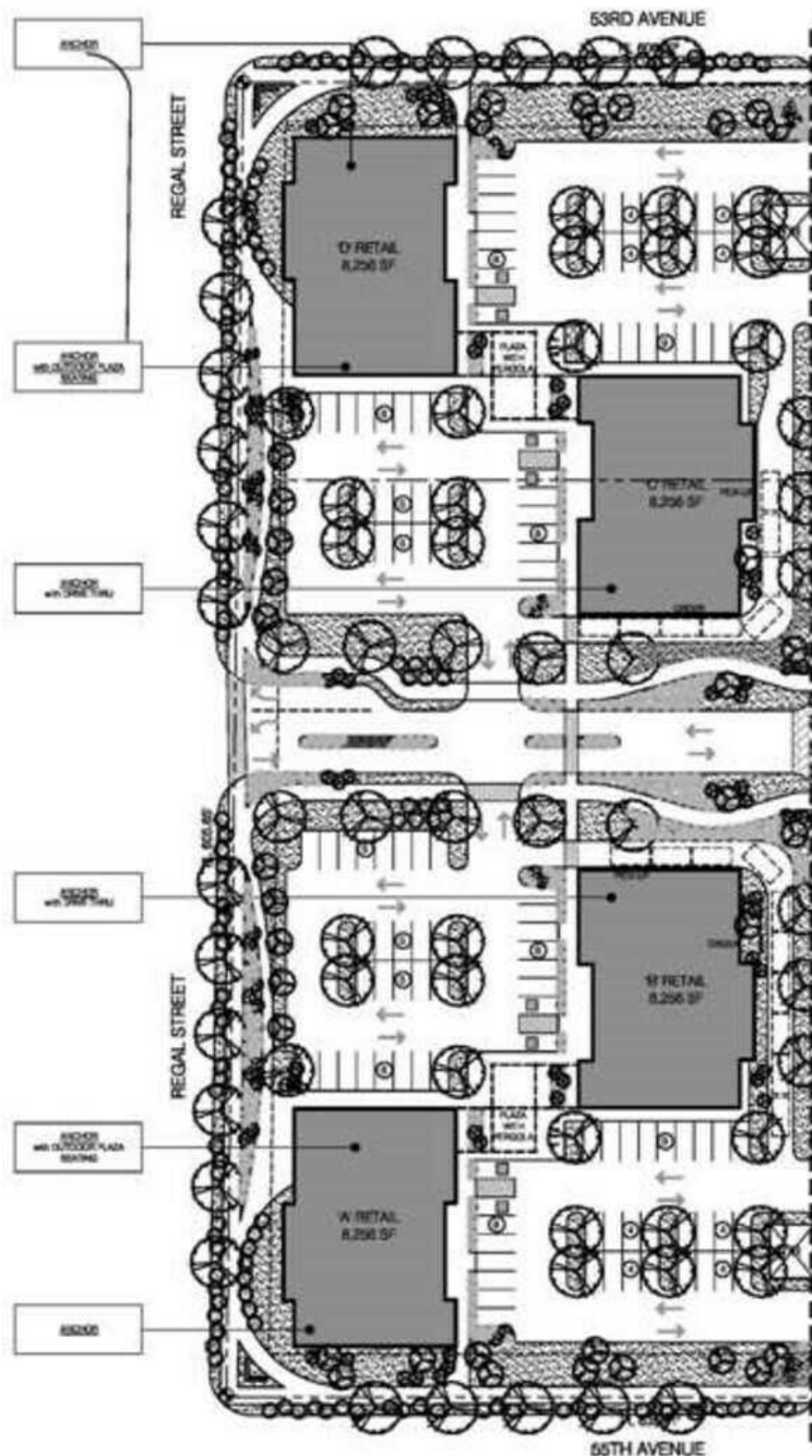
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**2023 Demographics**

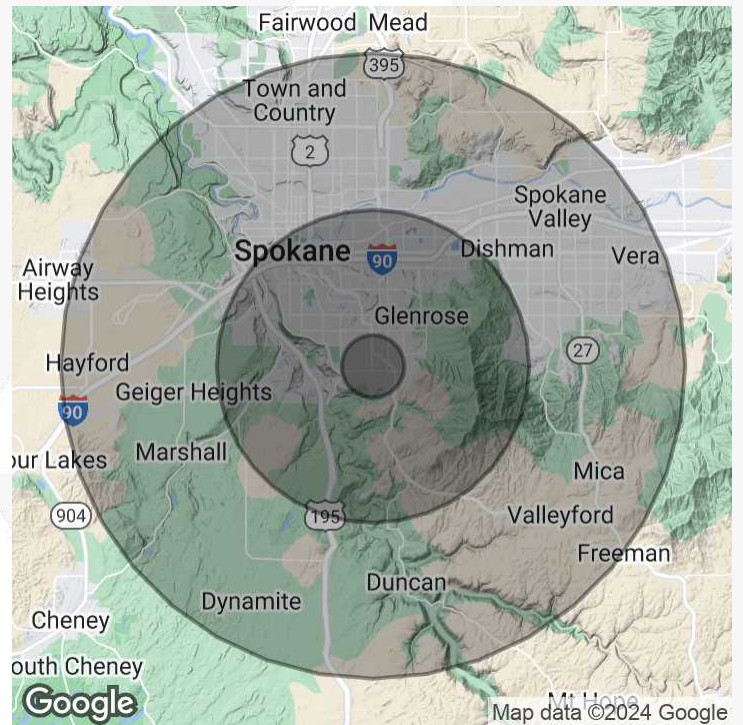


Population	1 Mile	5 Miles	10 Miles
Total Population	10,509	113,317	329,148
Average Age	40.4	37.7	36.1

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	4,795	49,354	136,054
Average HH Income	\$105,902	\$117,436	\$88,954
Average House Value			

Demographics data derived from AlphaMap



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