

Retail Pad - Reardan, WA

550 E. Broadway Ave, Reardan, WA 99029



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Activity ID #ZAF0110122

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SECTION 1

Executive Summary

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RETAIL PAD - REARDAN, WA

Approximately - 550 E. Broadway Ave, Reardan, WA 99029

Price: \$499,000

Acres: 2.25 ~

Price Per Square Foot: \$5.09

Traffic Counts: 7,300 AADT

Utilities: Water, Sewer, Power

INVESTMENT OVERVIEW

Welcome to 550 E. Broadway Ave in Reardan, WA—a prime retail pad spanning 2.25 acres, ready for development. Situated in an ideal location as you enter the city of Reardan, this property offers an unparalleled opportunity to establish a presence in a vibrant and growing community. With its strategic location and excellent access, this land is ideal for a variety of retail ventures, including convenience stores, restaurants, and other commercial enterprises.

INVESTMENT HIGHLIGHTS

- Ideal Location: Perfect for retail, convenience store, restaurant, apartments and more.
- Excellent Visibility: Prime frontage on Broadway Ave ensures high visibility.
- Easy Access: Conveniently accessible from main thoroughfares.
- Development Potential: 2.25 acres of flexible space for various commercial uses.
- Growing Community: Reardan's expanding population offers a steady customer base.
- Supportive Local Government: Encourages new business and development.
- Proximity to Spokane: Attracts traffic and customers from nearby larger cities.
- High Quality of Life: Close-knit community with excellent local amenities.
- Recreational Opportunities: Nearby parks and recreational facilities enhance appeal.
- Economic Growth: Positioned in a town with a thriving local economy.





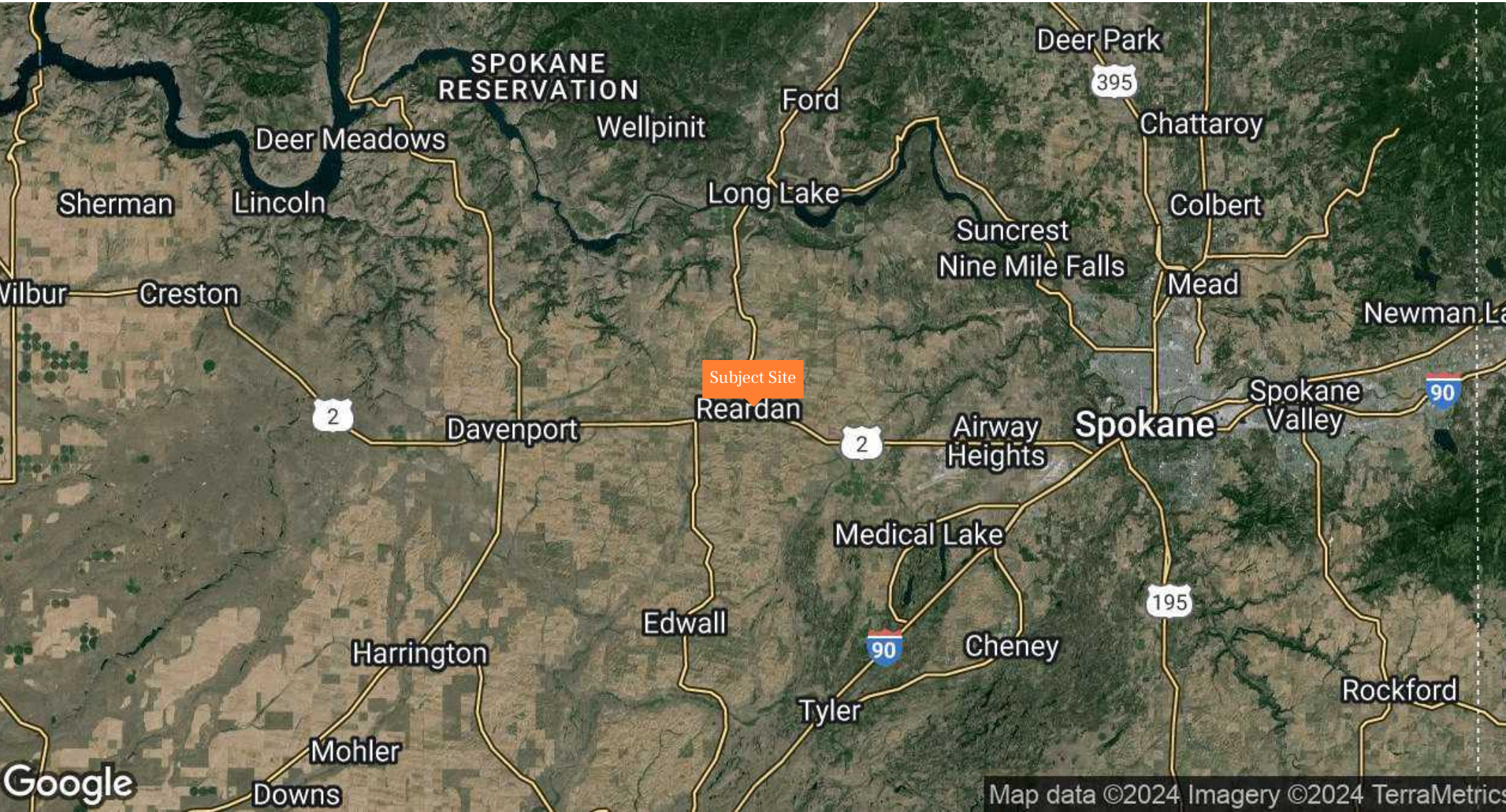
TRAFFIC GENERATOR MAP // Retail Pad - Reardan, WA



Google

Map data ©2024 Imagery ©2024 Maxar Technologies, USDA/FPAC/GEO

Retail Pad - Reardan, WA // REGIONAL MAP





SECTION 2

Market Overview

DEMOGRAPHICS

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Retail Pad - Reardan, WA // DEMOGRAPHICS

POPULATION	1 Mile	5 Miles	10 Miles
2028 Projection			
Total Population	612	941	5,468
2023 Estimate			
Total Population	599	918	5,304
2020 Census			
Total Population	695	1,032	5,465
2010 Census			
Total Population	630	948	4,908
Daytime Population			
2023 Estimate	749	993	6,433
HOUSEHOLDS	1 Mile	5 Miles	10 Miles
2028 Projection			
Total Households	261	368	1,916
2023 Estimate			
Total Households	254	357	1,849
Average (Mean) Household Size	2.3	2.4	2.7
2020 Census			
Total Households	248	348	1,814
2010 Census			
Total Households	251	349	1,690

HOUSEHOLDS BY INCOME	1 Mile	5 Miles	10 Miles
2023 Estimate			
\$250,000 or More	3.2%	3.1%	2.6%
\$200,000-\$249,999	8.2%	7.1%	2.3%
\$150,000-\$199,999	8.9%	8.6%	8.6%
\$125,000-\$149,999	4.5%	5.0%	7.8%
\$100,000-\$124,999	11.6%	12.6%	14.6%
\$75,000-\$99,999	14.5%	15.4%	17.7%
\$50,000-\$74,999	16.6%	16.5%	16.8%
\$35,000-\$49,999	13.4%	12.9%	12.8%
\$25,000-\$34,999	8.9%	8.4%	7.4%
\$15,000-\$24,999	6.6%	6.3%	5.3%
Under \$15,000	3.7%	4.0%	4.2%
Average Household Income	\$97,887	\$97,447	\$93,017
Median Household Income	\$76,181	\$77,653	\$79,886
Per Capita Income	\$41,526	\$37,871	\$32,575

DEMOGRAPHICS // Retail Pad - Reardan, WA

POPULATION PROFILE	1 Mile	5 Miles	10 Miles
Population By Age			
2023 Estimate	599	918	5,304
0 to 4 Years	4.5%	5.0%	6.4%
5 to 14 Years	12.6%	12.5%	13.8%
15 to 17 Years	4.7%	4.6%	4.0%
18 to 19 Years	3.0%	2.8%	2.5%
20 to 24 Years	6.0%	5.7%	7.5%
25 to 29 Years	3.5%	3.6%	6.3%
30 to 34 Years	4.3%	4.4%	5.7%
35 to 39 Years	6.7%	6.5%	6.0%
40 to 49 Years	12.4%	12.3%	11.6%
50 to 59 Years	12.2%	12.9%	13.1%
60 to 64 Years	9.1%	9.1%	7.2%
65 to 69 Years	6.7%	6.8%	5.9%
70 to 74 Years	6.0%	5.9%	4.8%
75 to 79 Years	4.0%	3.9%	2.8%
80 to 84 Years	2.6%	2.5%	1.6%
Age 85+	1.7%	1.6%	0.9%
Median Age	43.3	43.6	38.2

POPULATION PROFILE	1 Mile	5 Miles	10 Miles
Population 25+ by Education Level			
2023 Estimate Population Age 25+	414	637	3,493
Elementary (0-8)	1.3%	1.1%	1.0%
Some High School (9-11)	2.4%	3.0%	3.6%
High School Graduate (12)	20.9%	20.7%	19.8%
Some College (13-15)	30.9%	30.5%	30.7%
Associate Degree Only	15.7%	15.5%	17.8%
Bachelor's Degree Only	21.2%	21.2%	19.4%
Graduate Degree	7.6%	7.9%	7.6%
HOUSING UNITS			
Occupied Units			
2028 Projection	291	416	2,052
2023 Estimate	282	403	1,995
Owner Occupied	188	270	1,306
Renter Occupied	66	87	543
Vacant	28	46	145
Persons in Units			
2023 Estimate Total Occupied Units	254	357	1,849
1 Person Units	29.5%	28.0%	19.2%
2 Person Units	40.9%	41.2%	38.2%
3 Person Units	11.0%	11.5%	16.9%
4 Person Units	10.6%	10.9%	14.4%
5 Person Units	3.9%	3.9%	6.2%
6+ Person Units	3.9%	4.2%	5.2%



POPULATION

In 2023, the population in your selected geography is 5,304. The population has changed by 8.07 since 2010. It is estimated that the population in your area will be 5,468 five years from now, which represents a change of 3.1 percent from the current year. The current population is 52.4 percent male and 47.6 percent female. The median age of the population in your area is 38.2, compared with the U.S. average, which is 38.7. The population density in your area is 17 people per square mile.



HOUSEHOLDS

There are currently 1,849 households in your selected geography. The number of households has changed by 9.41 since 2010. It is estimated that the number of households in your area will be 1,916 five years from now, which represents a change of 3.6 percent from the current year. The average household size in your area is 2.7 people.



INCOME

In 2023, the median household income for your selected geography is \$79,886, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 45.42 since 2010. It is estimated that the median household income in your area will be \$92,039 five years from now, which represents a change of 15.2 percent from the current year.

The current year per capita income in your area is \$32,575, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$93,017, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 2,338 people in your selected area were employed. The 2010 Census revealed that 57.7 percent of employees are in white-collar occupations in this geography, and 18 percent are in blue-collar occupations. In 2023, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 27.00 minutes.



HOUSING

The median housing value in your area was \$336,999 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 1,208.00 owner-occupied housing units and 482.00 renter-occupied housing units in your area.



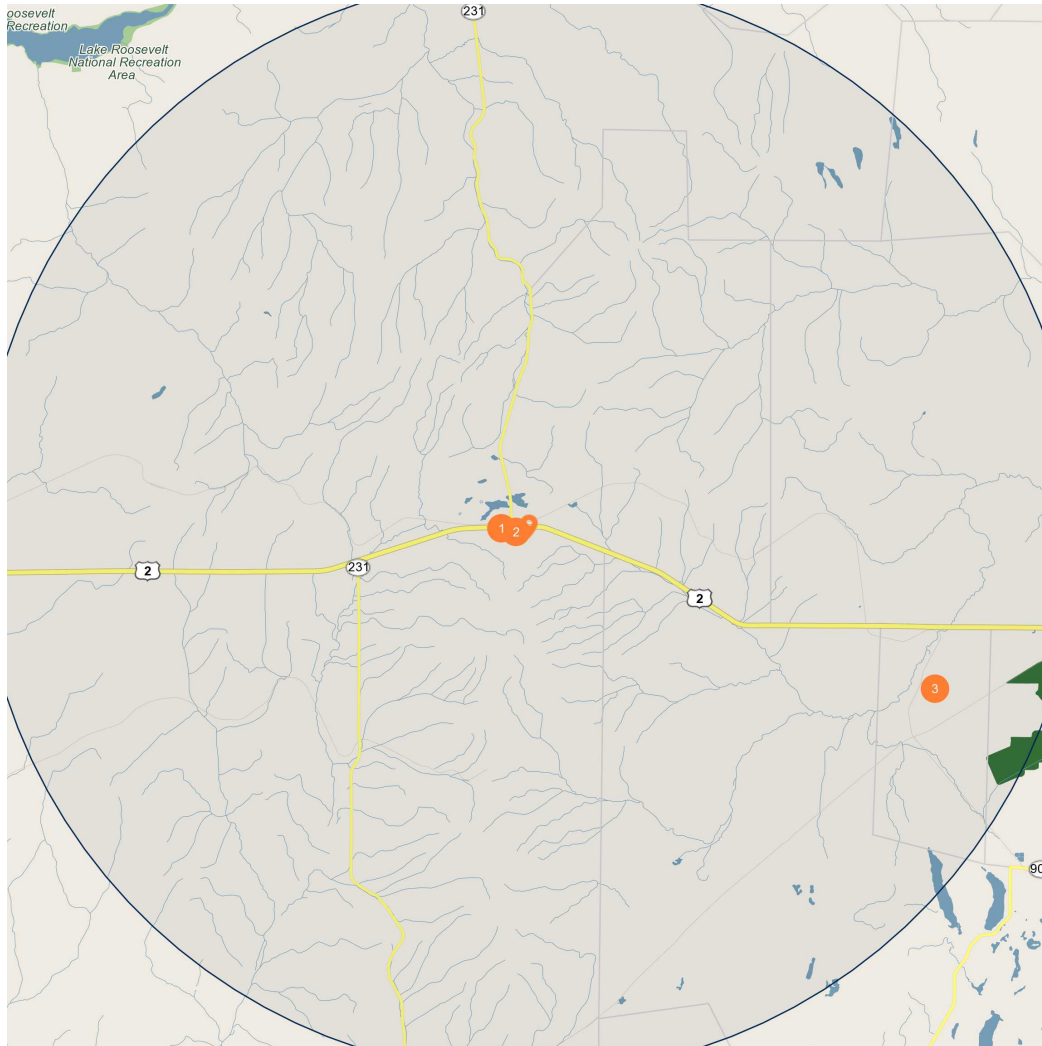
EDUCATION

The selected area in 2023 had a higher level of educational attainment when compared with the U.S. averages. Only 7.6 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 19.4 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 17.8 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 19.8 percent vs. 26.9 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 30.7 percent in the selected area compared with the 20.1 percent in the U.S.

DEMOGRAPHICS // Retail Pad - Reardan, WA

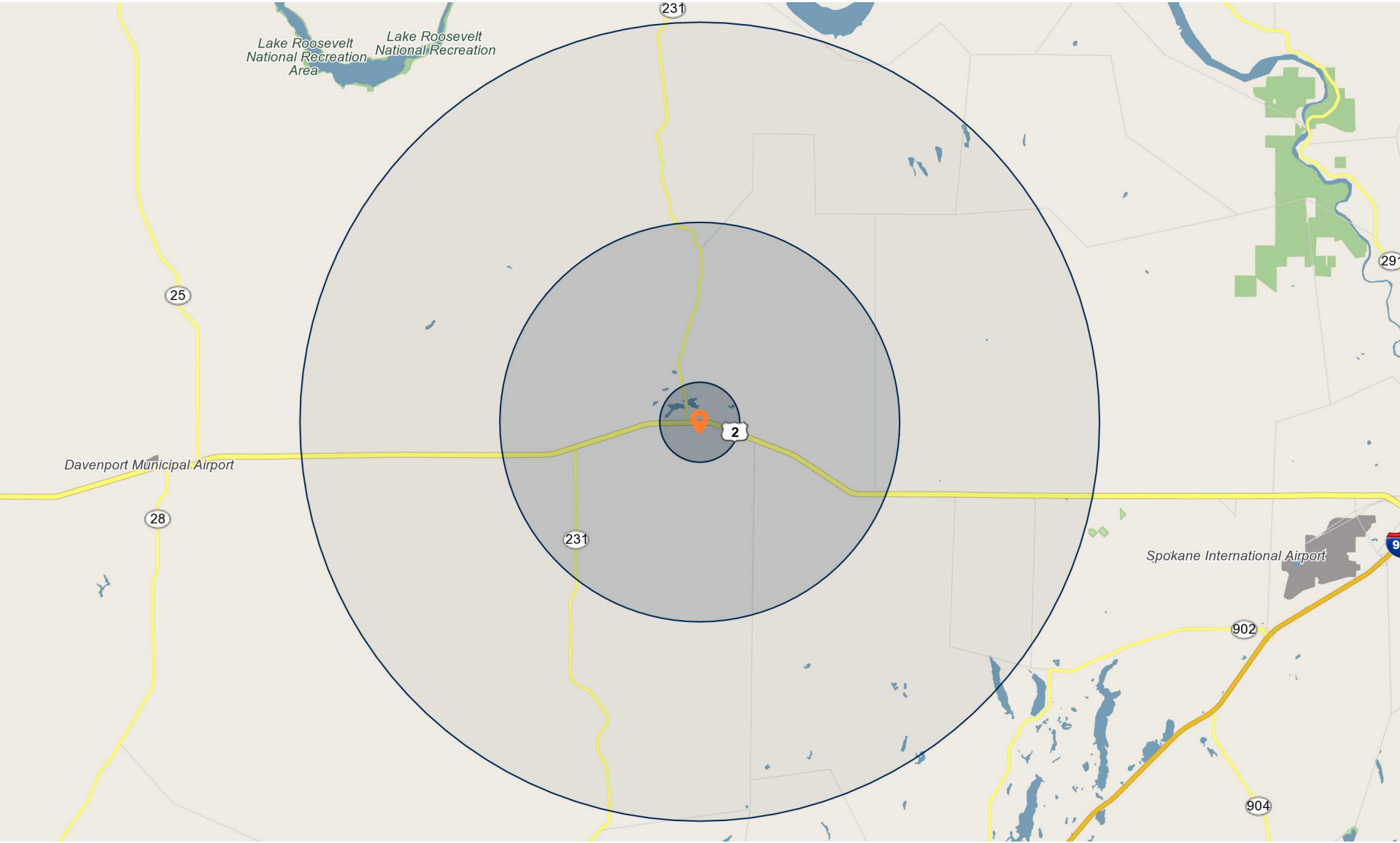


Major Employers

Employees

1	Town of Reardan	119
2	Reardan-Edwall School District-Reardan Middle/High School	87
3	Haven Homes Inc	55

Retail Pad - Reardan, WA // DEMOGRAPHICS





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