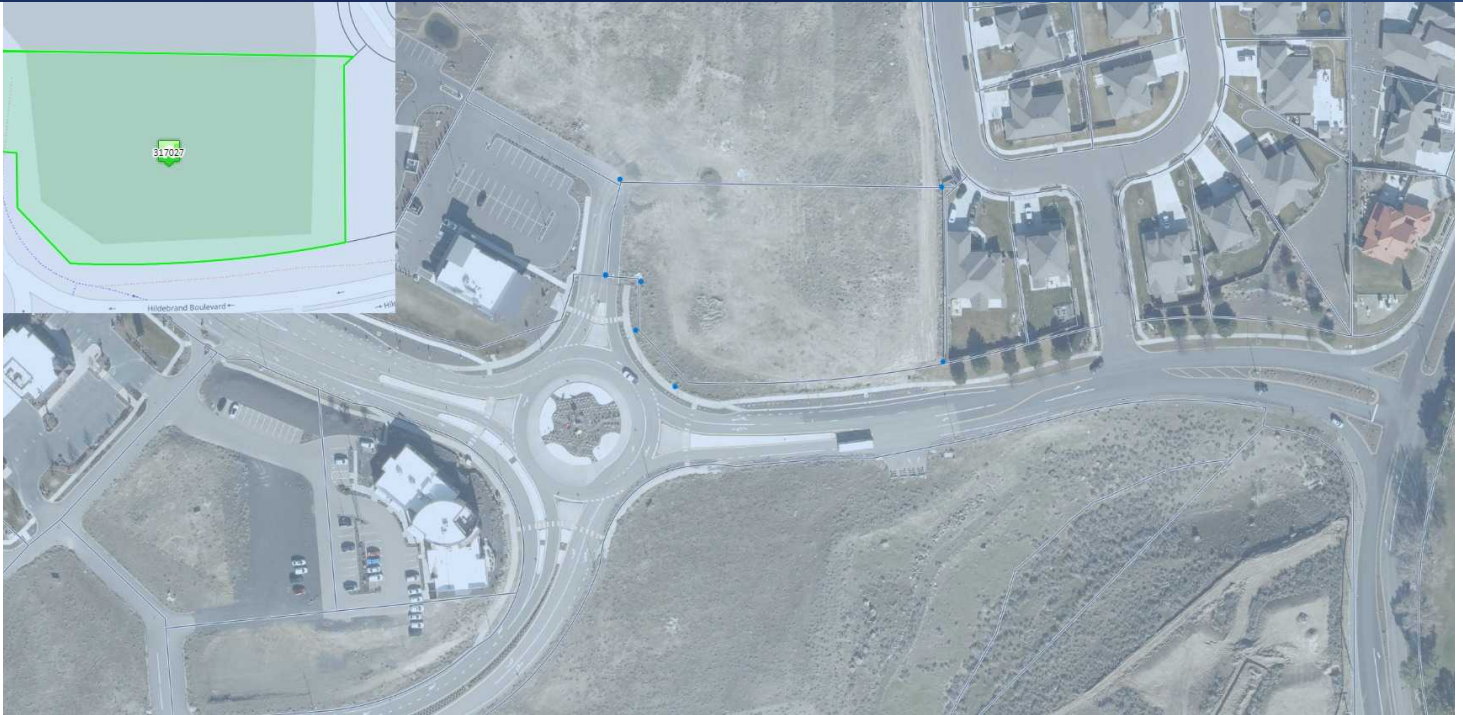


SALE

HAWTHORNE EXCESS

4668 Hildebrand Boulevard Kennewick, WA 99337



PROPERTY DESCRIPTION

Unlock the potential of this prime, commercially zoned property located in the thriving Kennewick area. Boasting a strategic location, this property presents an unmissable opportunity for prospective Land/Retail investors. With its commercial zoning, the property offers endless possibilities for development and is positioned to capitalize on the dynamic Kennewick market. The property's strategic placement in a growing commercial hub ensures excellent visibility and accessibility, making it an ideal choice for retail development. Don't miss the chance to make your mark in the thriving Kennewick area with this exceptional property.

PROPERTY HIGHLIGHTS

- Prime commercially zoned property
- Located in thriving Kennewick area
- Excellent visibility and accessibility
- Endless possibilities for development
- Ideal for retail development

OFFERING SUMMARY

Sale Price:	\$1,176,000
Lot Size:	1.8 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	85	397	2,260
Total Population	191	982	5,936
Average HH Income	\$129,179	\$138,903	\$132,986

Travis Davis
509 786 9456



**COLDWELL BANKER
COMMERCIAL**
TOMLINSON

SALE

HAWTHORNE EXCESS

4668 Hildebrand Boulevard Kennewick, WA 99337



Parcel ID: 116891BP5608002

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Travis Davis
509 786 9456

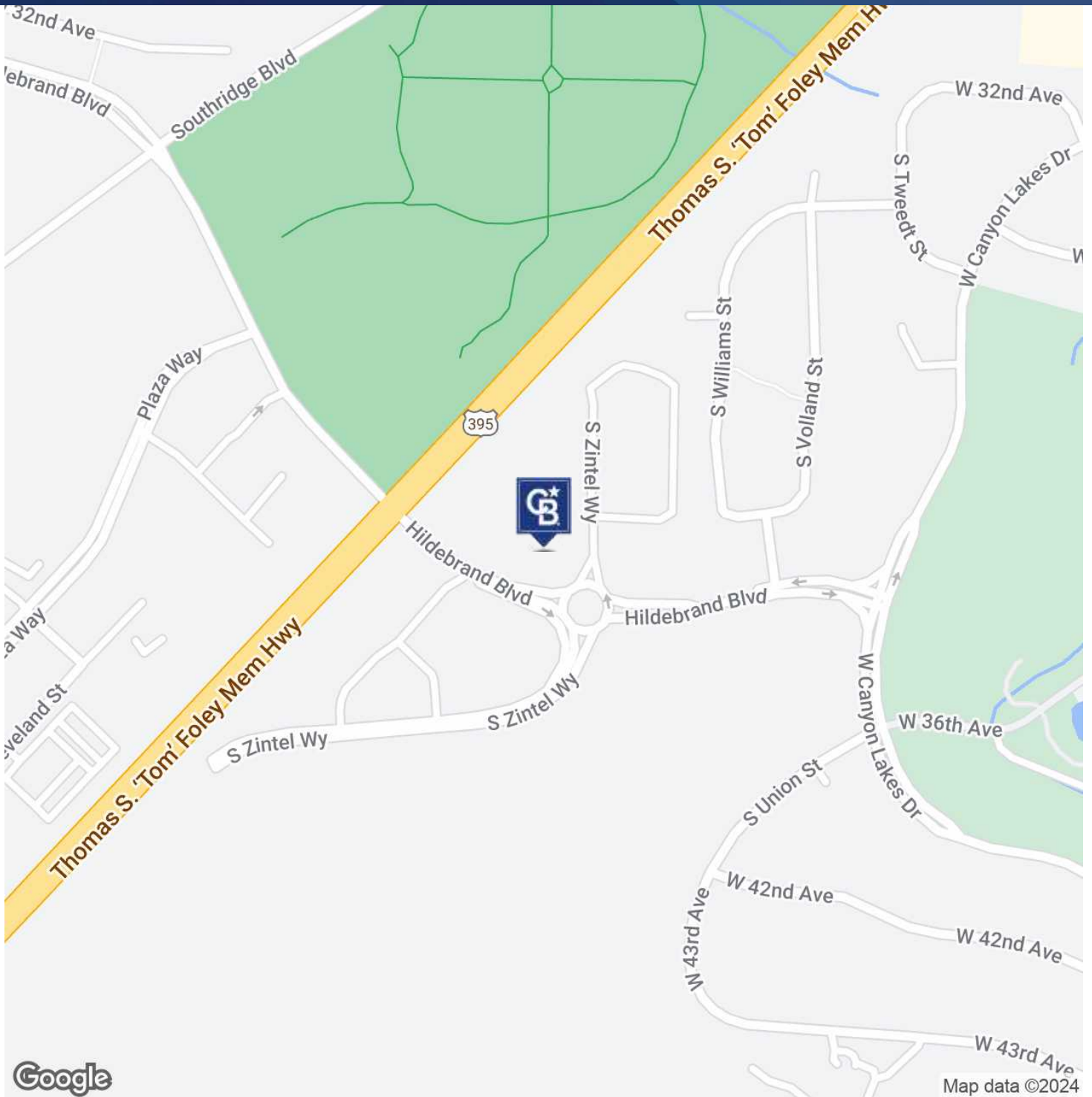


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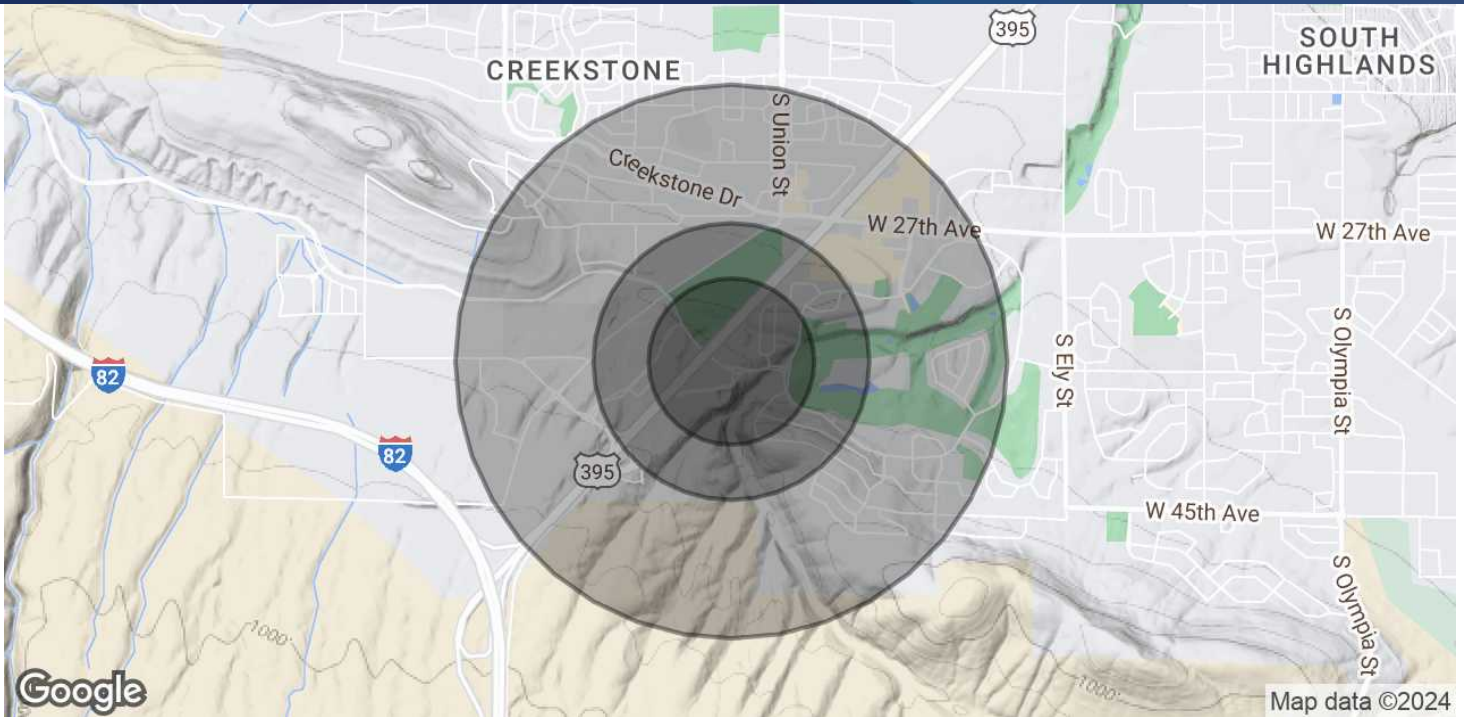


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SALE

HAWTHORNE EXCESS

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	191	982	5,936
Average Age	54	47	43
Average Age (Male)	50	45	42
Average Age (Female)	57	49	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	85	397	2,260
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$129,179	\$138,903	\$132,986
Average House Value	\$484,053	\$520,788	\$518,249

Demographics data derived from AlphaMap

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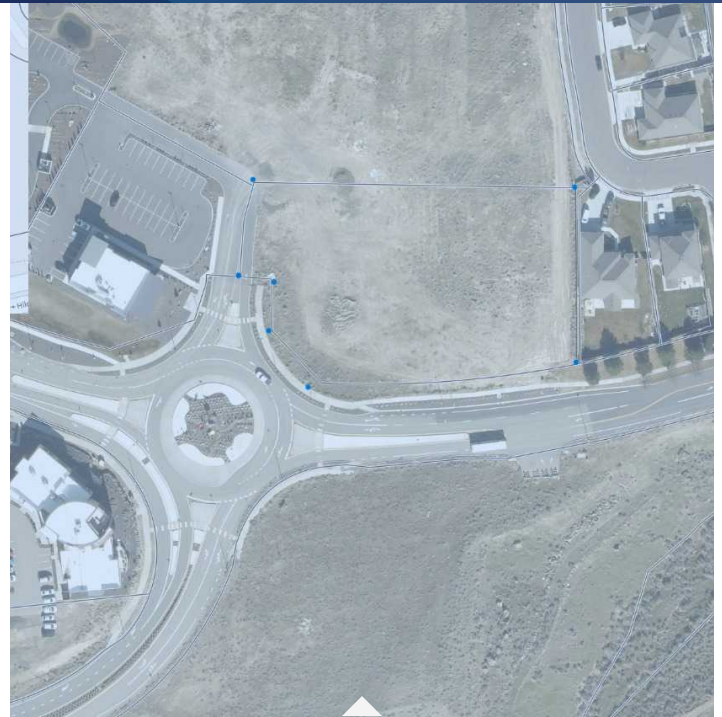
SALE

HAWTHORNE EXCESS

4668 Hildebrand Boulevard Kennewick, WA 99337

Building Name	Hawthorne Excess
Property Type	Land
Property Subtype	Retail
APN	116891BP5608002
Lot Size	1.8 Acres
Number of Lots	1

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- - Prime commercially zoned property
- - Located in thriving Kennewick area
- - Excellent visibility and accessibility
- - Endless possibilities for development
- - Ideal for retail development
- - Strategic location in a growing commercial hub
- - Positioned to capitalize on the dynamic Kennewick market
- - Proximity to essential amenities and services

Travis Davis
509 786 9456

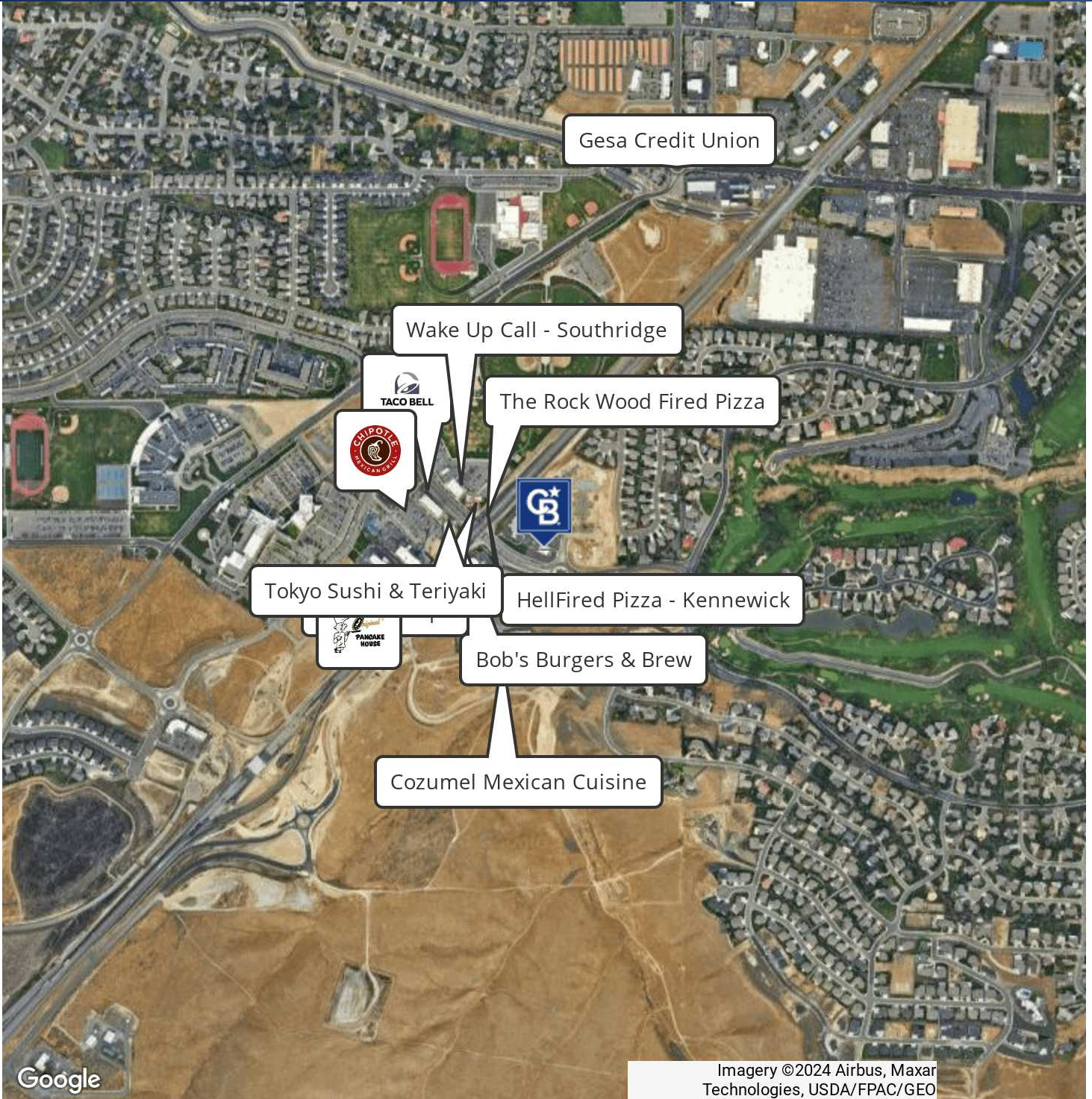


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