

For Sale
NNN Leased Investment



19215 E Broadway Ave

Greenacres, Washington 99016

Property Description

Building Size: 1,200± SF

Lot Size: 109,753± SF

Zoning: Regional Commercial

\$80,400 Annual NOI

6 Months of Term Left

(2) 5-Year Options to Extend

Options to Extend are at 10% Increases Every 5 Years

74,000± ADT on I-90

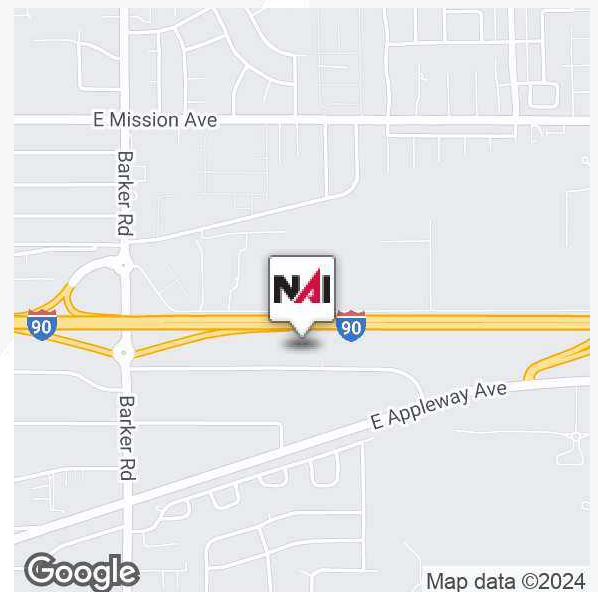
Property Occupied by Site One Landscape Supply

Site One has over 300 Locations Nationwide

NNN Lease with Minimal Landlord Responsibility

Do Not Disturb Tenant

Sale Price: \$1,550,000



For more information

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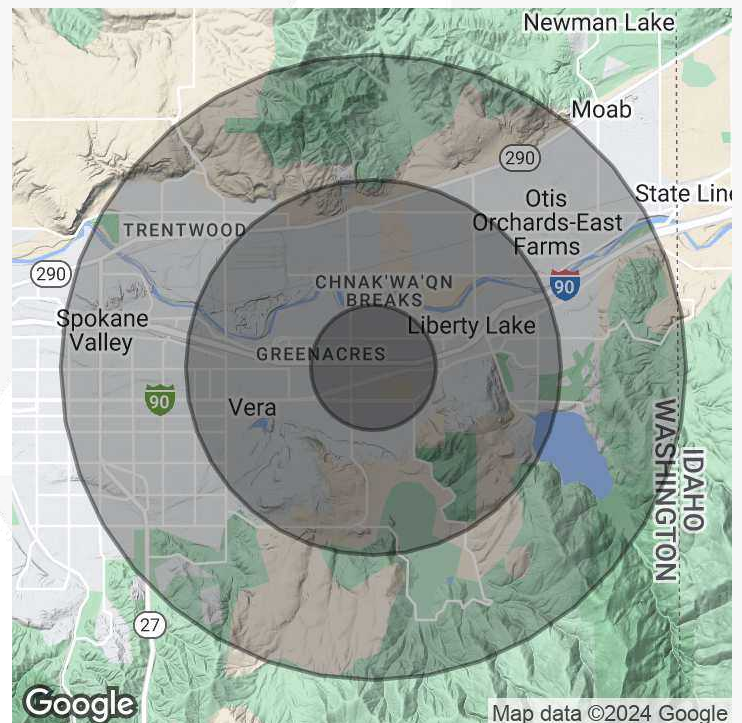
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,368	40,616	93,653
Average Age	39.1	39.7	39.1
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,515	15,712	36,796
# of Persons per HH	2.53	2.57	2.53
Average HH Income	\$86,480	\$91,378	\$83,657

* Demographic data derived from Esri



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