

For Sale  
**Retail**

**NAI**Black



## 12620 E Indiana Avenue

Spokane Valley, Washington 99216

### Property Description

Building Size: 9,380± SF

Total Lot Size: 96,670± SF (2.23± Acres)

Traffic Count (Average Daily Traffic):

- Indiana Ave 5,100± ADT
- Pines Road: 31,000± ADT
- I-90: 81,000± ADT

Great location just off Pines Road on Indiana Avenue, with easy access to I-90 on/off ramps



**Sale Price: \$2,250,000**

For more information

**Drew Ulrick, SIOR**

O: 509 622 3562

dulrick@naiblack.com

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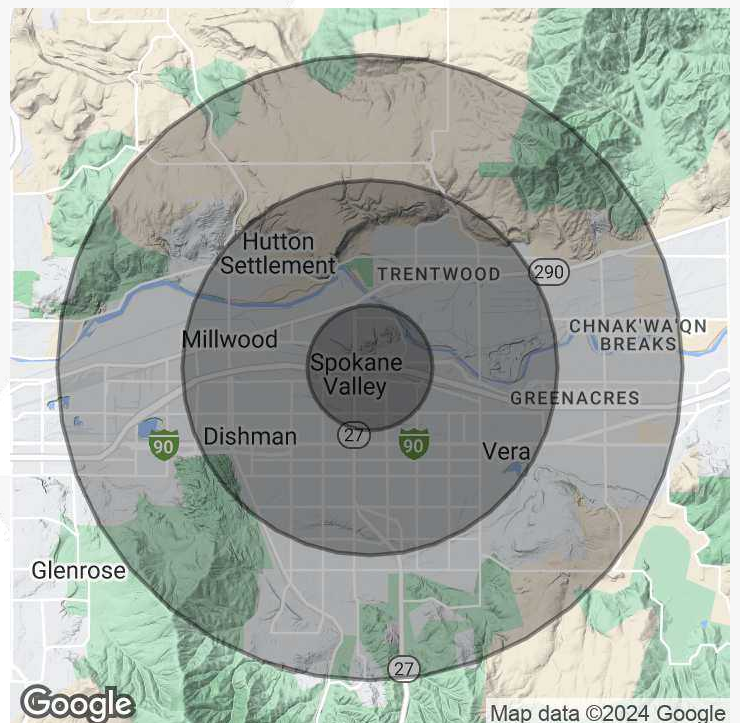




Population	1 Mile	3 Miles	5 Miles
Total Population	13,513	75,368	129,524
Average Age	38	40	41
Average Age (Male)	36	39	39
Average Age (Female)	39	41	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,178	31,044	51,685
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$65,419	\$82,286	\$95,693
Average House Value	\$411,200	\$398,572	\$448,988

Demographics data derived from AlphaMap



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