

For Sale  
**Retail**

**NAI**Black



## 4610 N Division St

Spokane, Washington 99207

### Property Description

NNN Leased Investment Opportunity

6.27% Cap Rate

Building Size: 5,000± SF

Land Size: 0.27± Acres

Fully Leased: Body by Biju & Extra Beauty

Parking Spaces: 12

Traffic Count: 41,000± VPD (Division Street)

Zoning: GC-70



**Sale Price: \$850,000**

For more information

**Jared Cozzetto**

O: 509 622 3542

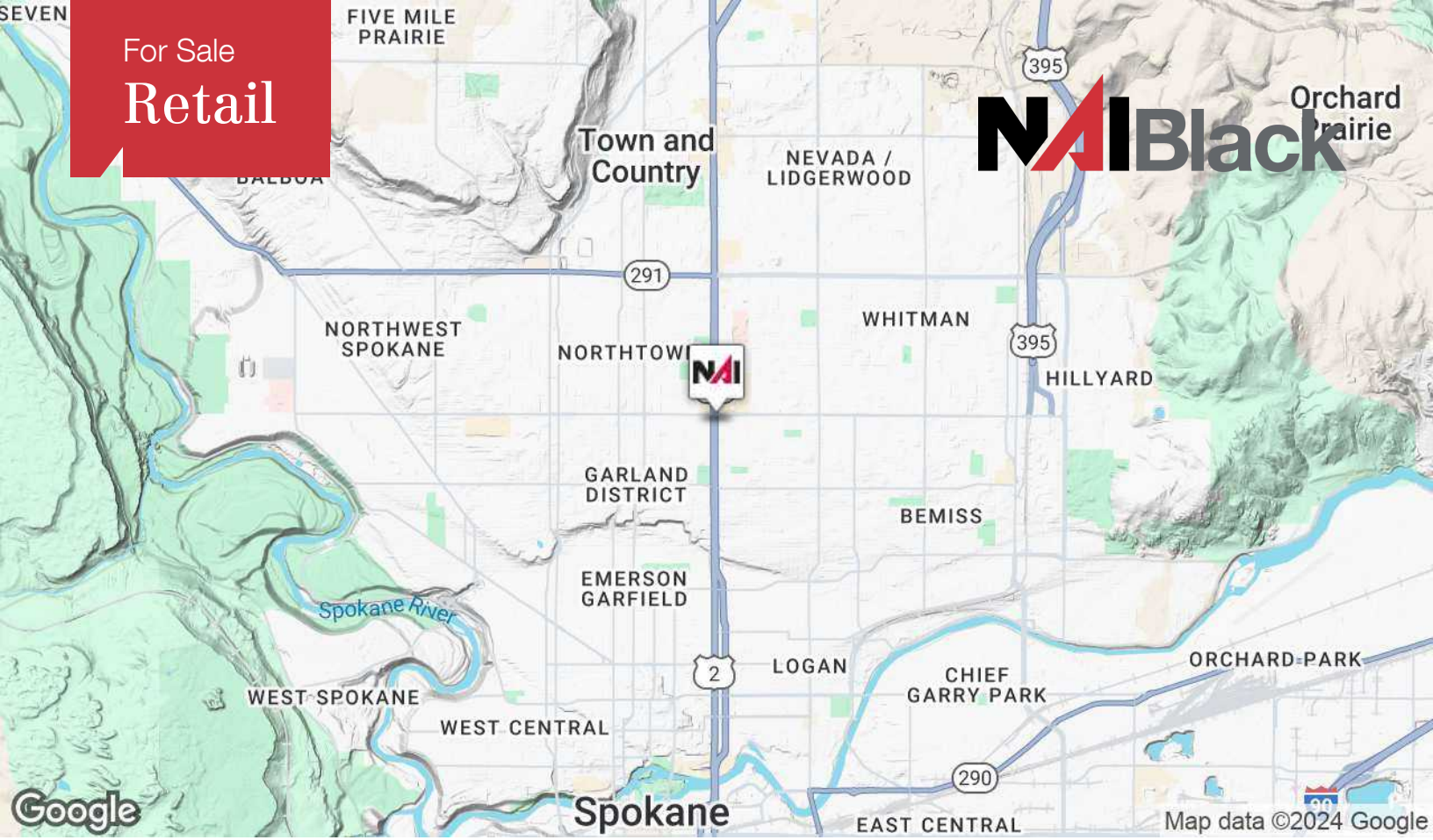
[jared.cozzetto@naiblack.com](mailto:jared.cozzetto@naiblack.com)

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For Sale  
**Retail**

**NAI Black** Orchard Prairie



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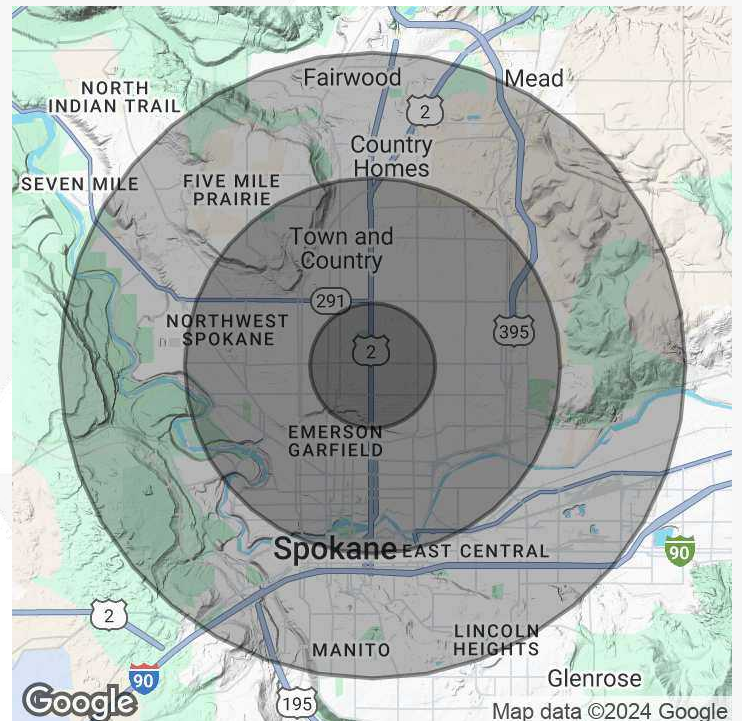
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Population	1 Mile	3 Miles	5 Miles
Total Population	20,096	135,669	215,599
Average Age	38	39	39
Average Age (Male)	37	37	38
Average Age (Female)	39	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,186	54,328	88,022
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$69,770	\$74,906	\$83,489
Average House Value	\$310,269	\$362,717	\$402,409

Demographics data derived from AlphaMap



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