



## PROPERTY HIGHLIGHTS

- Available for sale or ground lease
- Rare opportunity for owner user or developer seeking substantial land in a competitive market
- Located in the heart of North Spokane and across the street from the only Power Center in Spokane
- Easy Ingress & Egress
- High visibility
- In close proximity to Whitworth University, NorthSouth freeway, Target, Best Buy, Safeway, Total Wine and More, and YMCA.

## PROPERTY SUMMARY

In a market with scarce land option, discover a once in a lifetime opportunity to own or lease 11.38 acres/495,981 SF in a thriving North Spokane market area! Located on the NEC of N. Newport Highway and Hawthorne Rd., this property is positioned on a signalized intersection with easy ingress and egress along with superior visibility and close proximity to all that the North Spokane market area has to offer.





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,174	59,731	159,939
Average Age	38	40	40
Average Age (Male)	36	39	39
Average Age (Female)	39	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,453	23,517	62,286
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$84,028	\$93,241	\$91,440
Average House Value	\$425,713	\$438,187	\$414,302

Demographics data derived from AlphaMap

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