



**SALE/GROUND LEASE/BUILD TO SUIT**

## Pad Available

**2600 E LINCOLN AVE**

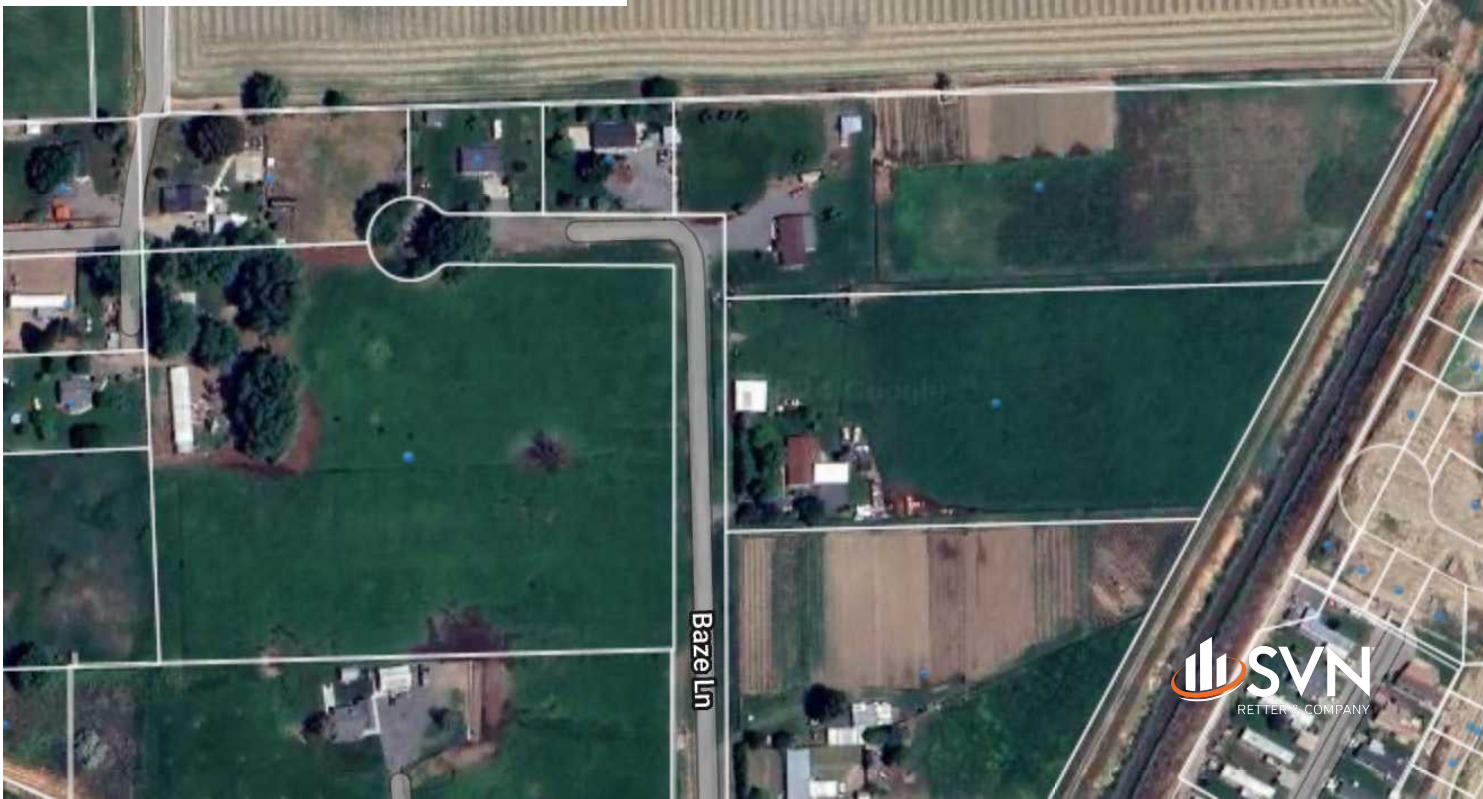
Sunnyside, WA 98944

**PRESENTED BY:**

**TAYLOR GIBBONS**

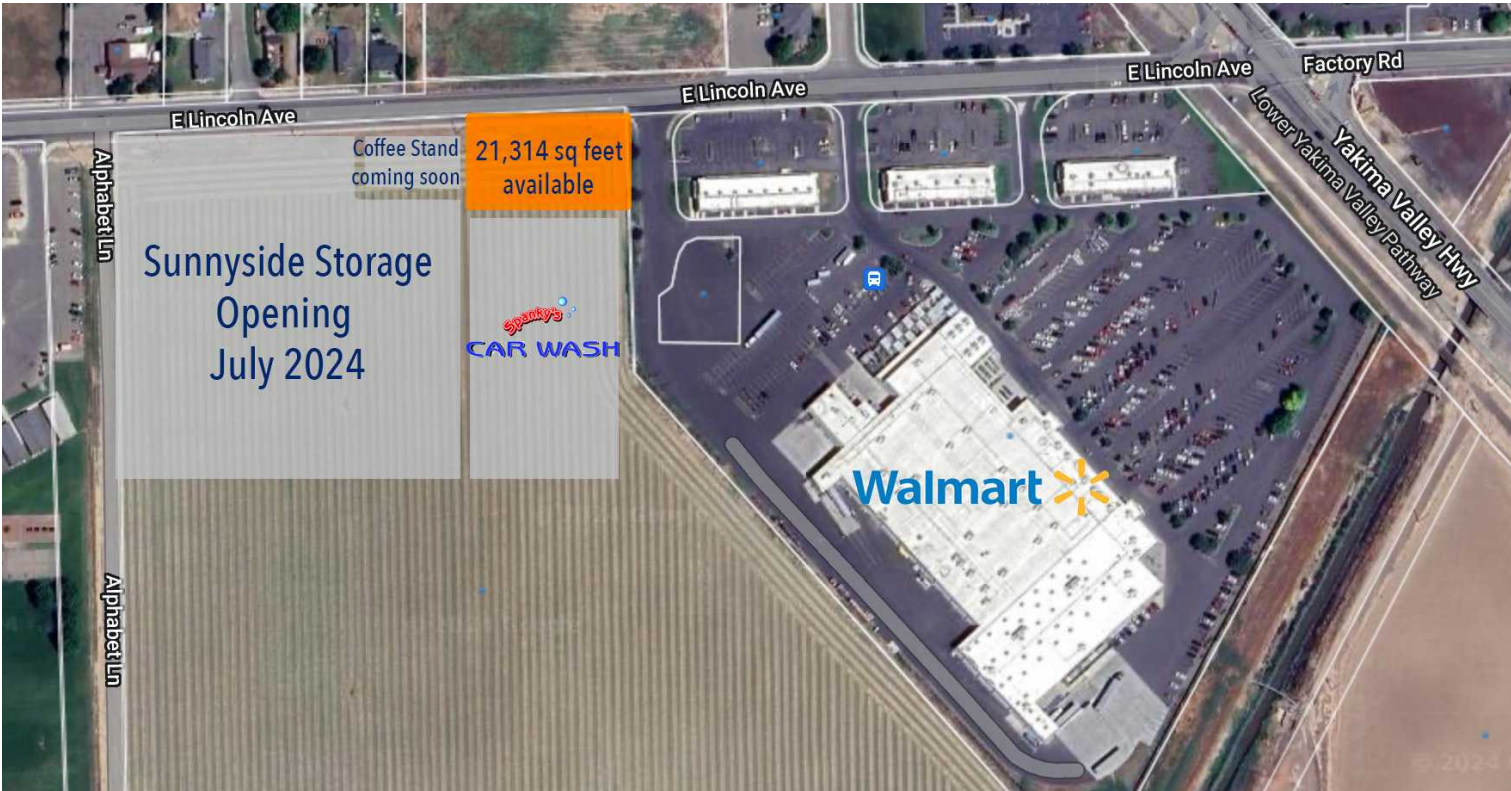
O: 509.939.1741

[taylor.gibbons@svn.com](mailto:taylor.gibbons@svn.com)





PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$425,000
LOT SIZE:	21,314 SF

PROPERTY DESCRIPTION

21,314 retail pad available For Sale, Ground Lease or Build to Suit.

New development adjacent to Walmart Center, Spanky's Car Wash, Sunnyside Storage and Coffee Stand.

Great visibility.

Easy access.

Zoned GC.

TAYLOR GIBBONS  
O: 509.939.1741  
taylor.gibbons@svn.com

SITE PLAN



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taylor.gibbons@svn.com

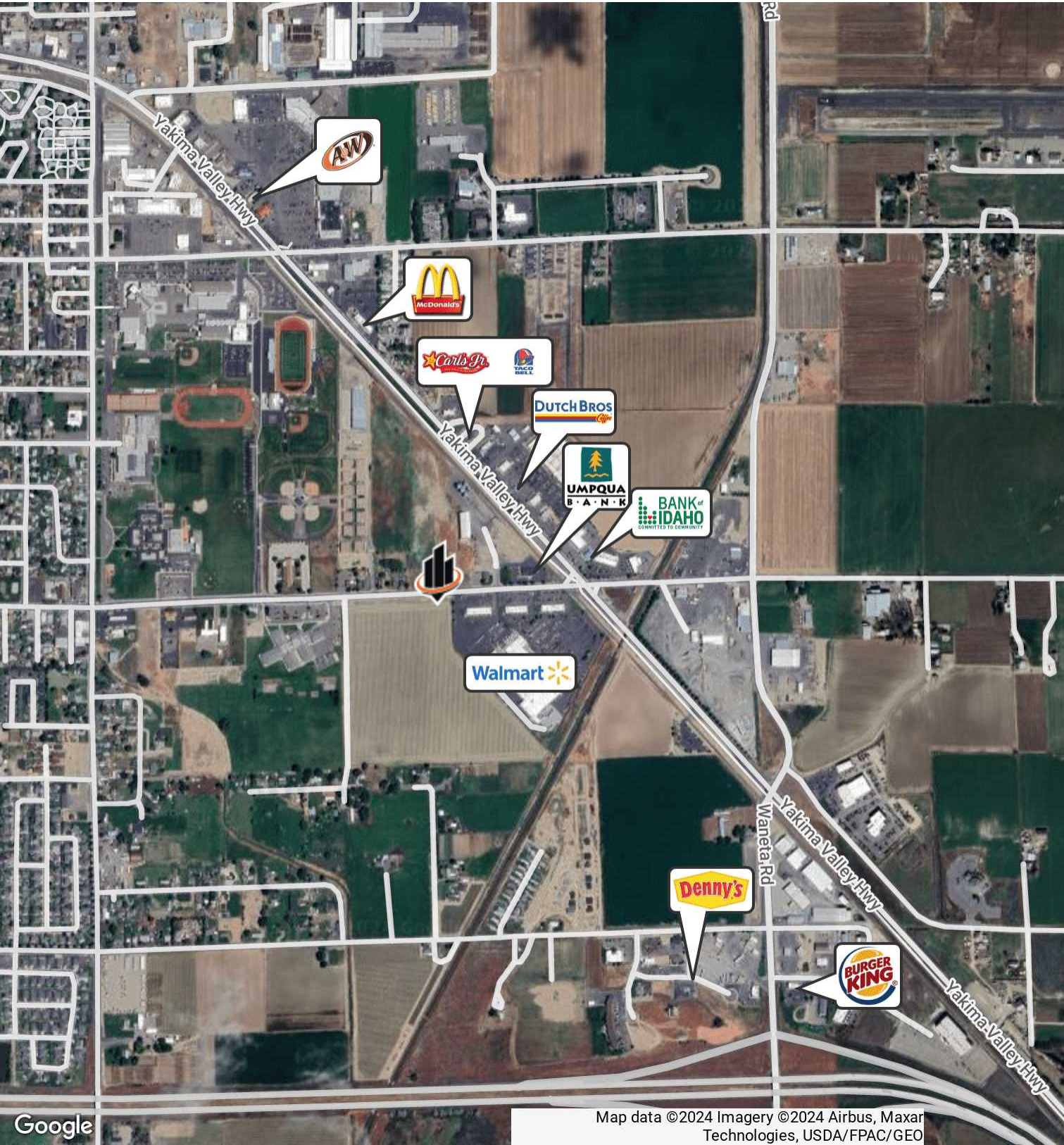
## ADDITIONAL PHOTOS



**TAYLOR GIBBONS**  
O: 509.939.1741  
taylor.gibbons@svn.com



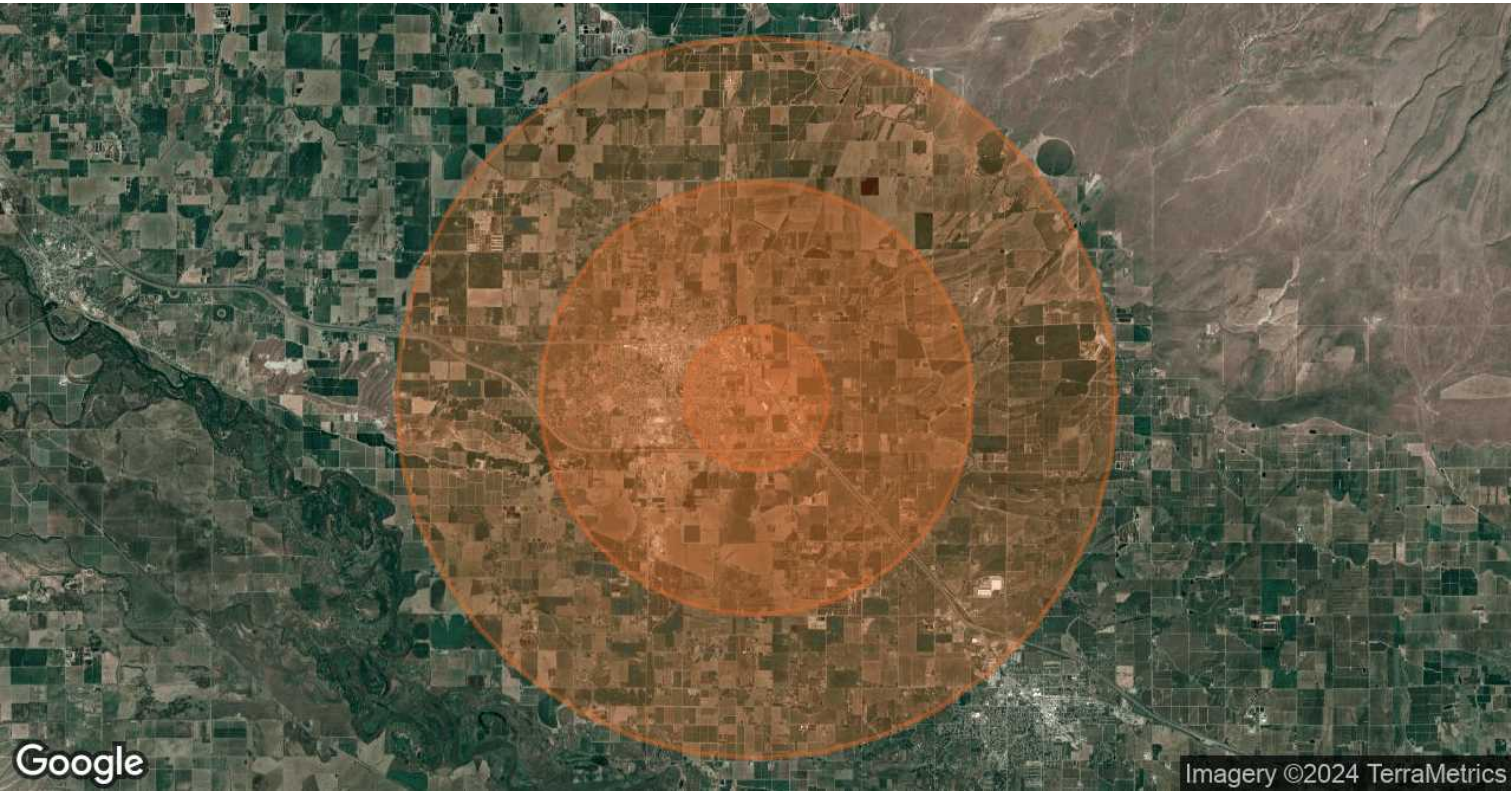
RETAILER MAP



**TAYLOR GIBBONS**  
O: 509.939.1741  
taylor.gibbons@svn.com



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,638	15,186	18,592
AVERAGE AGE	33	33	33
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,606	4,330	5,336
# OF PERSONS PER HH	3.5	3.5	3.5
AVERAGE HH INCOME	\$62,838	\$69,334	\$69,927
AVERAGE HOUSE VALUE	\$291,636	\$263,723	\$278,485

Demographics data derived from AlphaMap

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