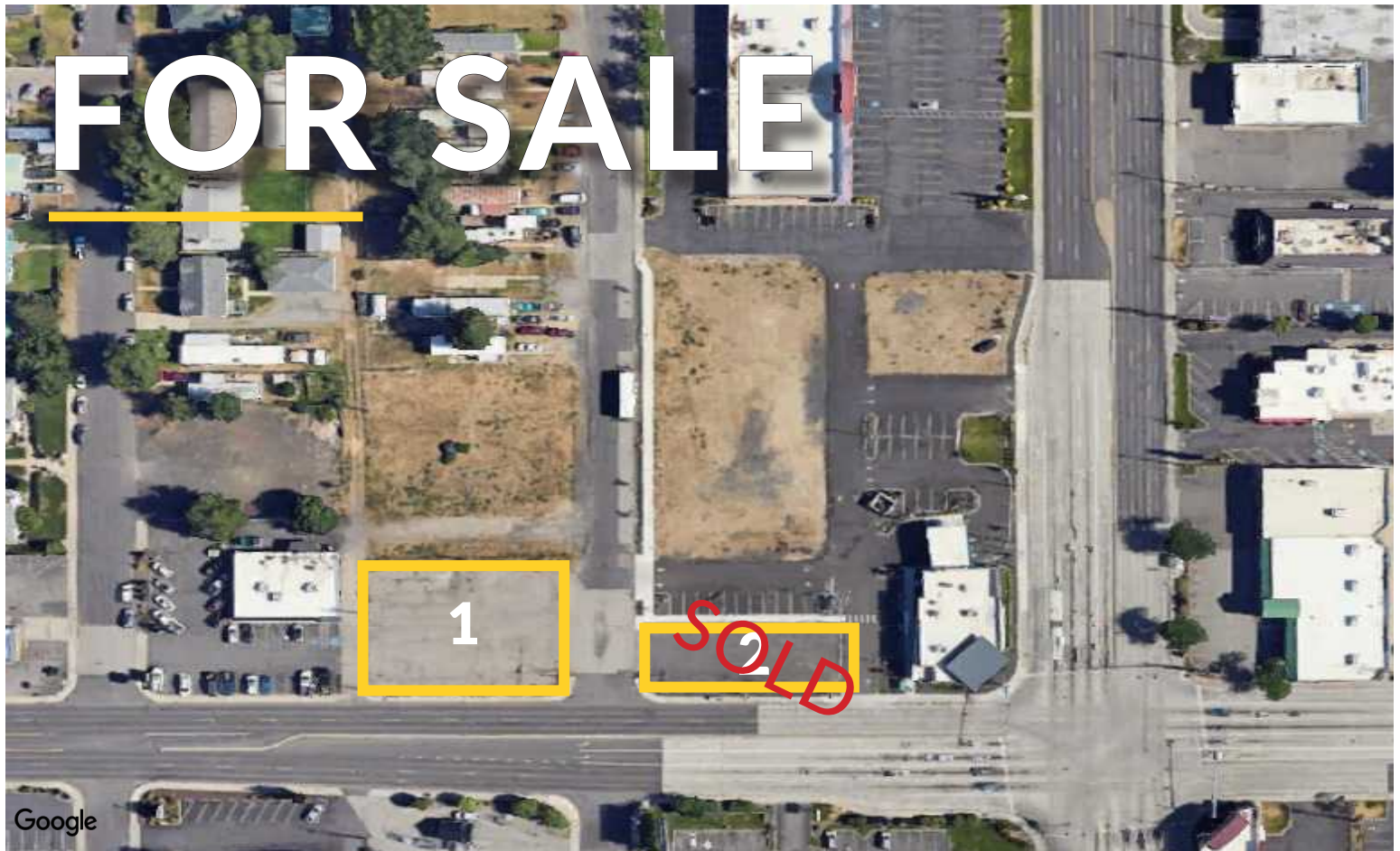


FOR SALE



RARE LAND FOR SALE

LOCATED ON FRANCIS & DIVISION

SALE PRICE: \$563,200 | \$40.00 / SF

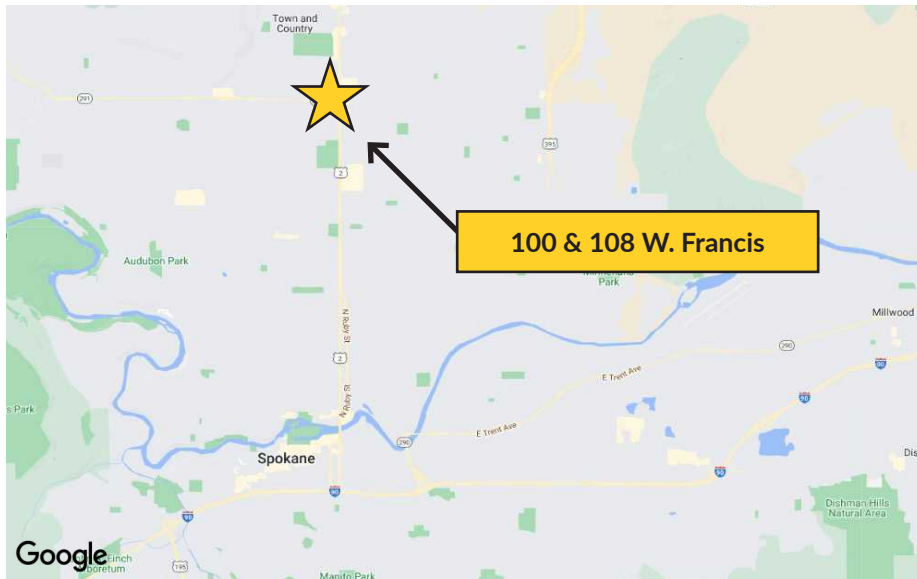
Parcel Numbers: 36304.3110

Lot Size: ±14,080 SF

Zoning: Regional Commercial (RC)

FRANCIS & DIVISION LAND

100 & 108 W. Francis Avenue
Spokane, Washington 99205



KIEMLEHAGOOD.COM

View
Location



CARL GUENZEL, BROKER
509.755.7543
carlg@kiemlehagood.com

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PARCEL DETAILS

RETAIL LAND FOR SALE

108 W. Francis Ave | Spokane, WA 99205



PARCEL #
36304.3110

SIZE:

14,080 SQ. FT.

0.32 ACRES



PARCEL #
36304.3211

SIZE:

6,801 SQ. FT.

0.16 ACRES

AREA DEMOGRAPHICS

RETAIL LAND FOR SALE
108 W. Francis Ave | Spokane, WA 99205

	1 MILE	3 MILES	5 MILES
Est Population 2024	17,455	119,379	207,474
Proj. Population 2029	17,109	118,661	207,769
Estimated Households 2024	7,921	49,165	87,008
Proj. Households 2029	7,816	49,181	88,067
Est. Daytime Population	14,525	72,217	172,459
2024 Average HHI	\$76,436	\$90,332	\$92,587
2024 Median HHI	\$59,150	\$68,431	\$67,994

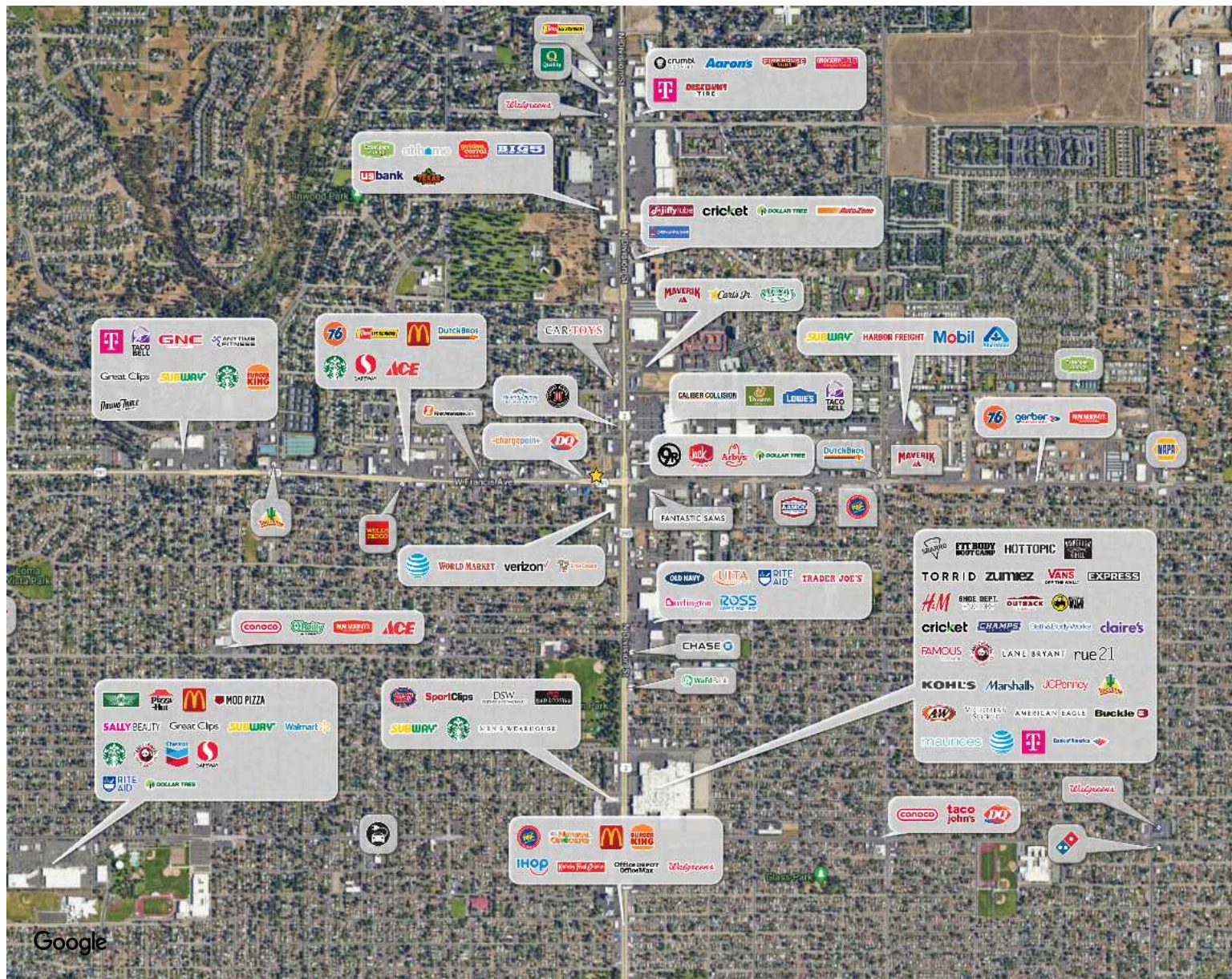


TRAFFIC COUNTS (average daily traffic)

N. Division (N & S Bound) ±40,645 ADT

W. Francis (E & W Bound) ±28,068 ADT





FRANCIS & DIVISION LAND

108 W. Francis Avenue
Spokane, Washington 99205

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

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