

For Sale
Retail

NAIBlack



1323 Lee Boulevard

Richland, Washington 99352

Property Description

1,732 SF ± Freestanding Quick-Serve Restaurant (QSR) Building

Zoning: CBD Central Business District

Built in 2003 - Modern Construction and Design

Situated on a 0.55 Ac Level Site

Owner-Occupied by Subway

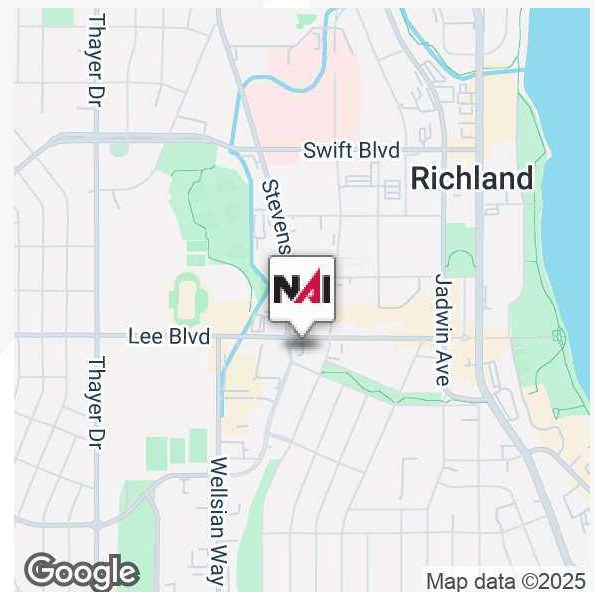
Prominent Corner Location at Lee Blvd & Stevens Dr

Directly Across from Rite Aid - High Retail Synergy

Strong Visibility & Easy Access from Two Fronting Streets

Ideal for Investor or Owner-User in a High-Traffic Corridor

Well Established Retail Node in Central Richland



Sale Price: Contact Listing Broker

For more information

Chris Bell, SIOR

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cbell@naiblack.com

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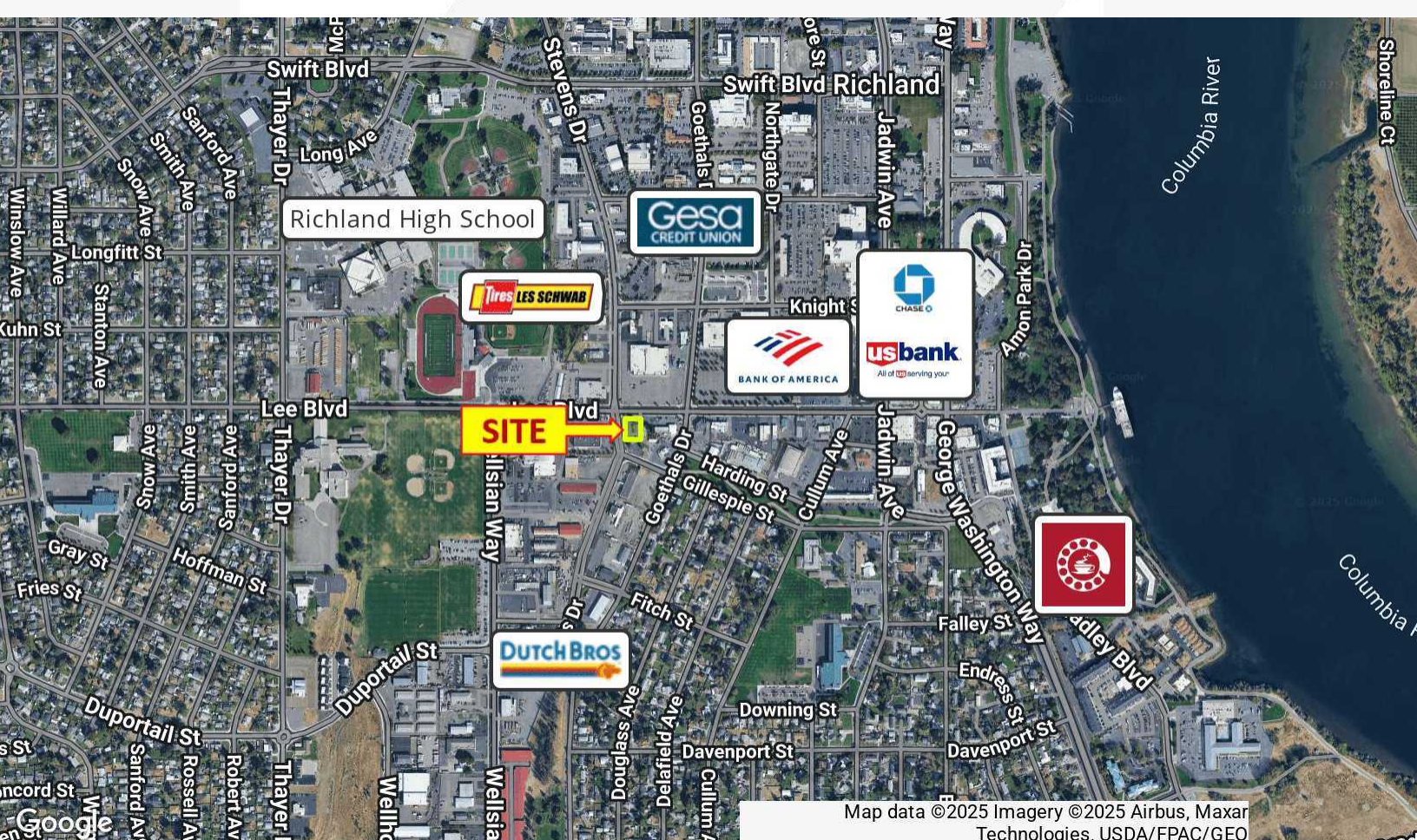


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Technologies, USDA/FPAC/Geo

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Population	1 Mile	3 Miles	5 Miles
Total Population	10,044	48,656	113,378
Average Age	37	39	39
Average Age (Male)	36	38	38
Average Age (Female)	38	39	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,961	18,689	42,605
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$89,914	\$127,555	\$134,644
Average House Value	\$355,438	\$439,521	\$449,726

Demographics data derived from AlphaMap

