



**THE PANCAKE  
HOUSE**

**SALE**  
**430 Keene Road**

**430 KEENE ROAD**

Richland, WA 99352

**PRESENTED BY:**

**JAMES WADE**  
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**SCOTT HOWELL**  
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# PROPERTY SUMMARY



## OFFERING SUMMARY

SALE PRICE:	\$1,475,000
LOT SIZE:	2.82 Acres



## PROPERTY DESCRIPTION

Prime Site Ready for Development off Keene Road. Zoned Commercial Retail and Neighbors include International Pancake House, Yokes, and Badger Mountain Community Park. This property is located in one of the most desirable commercial pockets, with some of the highest household income demographics in all of Tri Cities. Please call listing agent for additional details.

## PROPERTY HIGHLIGHTS

- Prime Site for Development
- High Household Income Radius around Property
- Great spot for Commercial Retail or Office

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## ADDITIONAL PHOTOS



**JAMES WADE**

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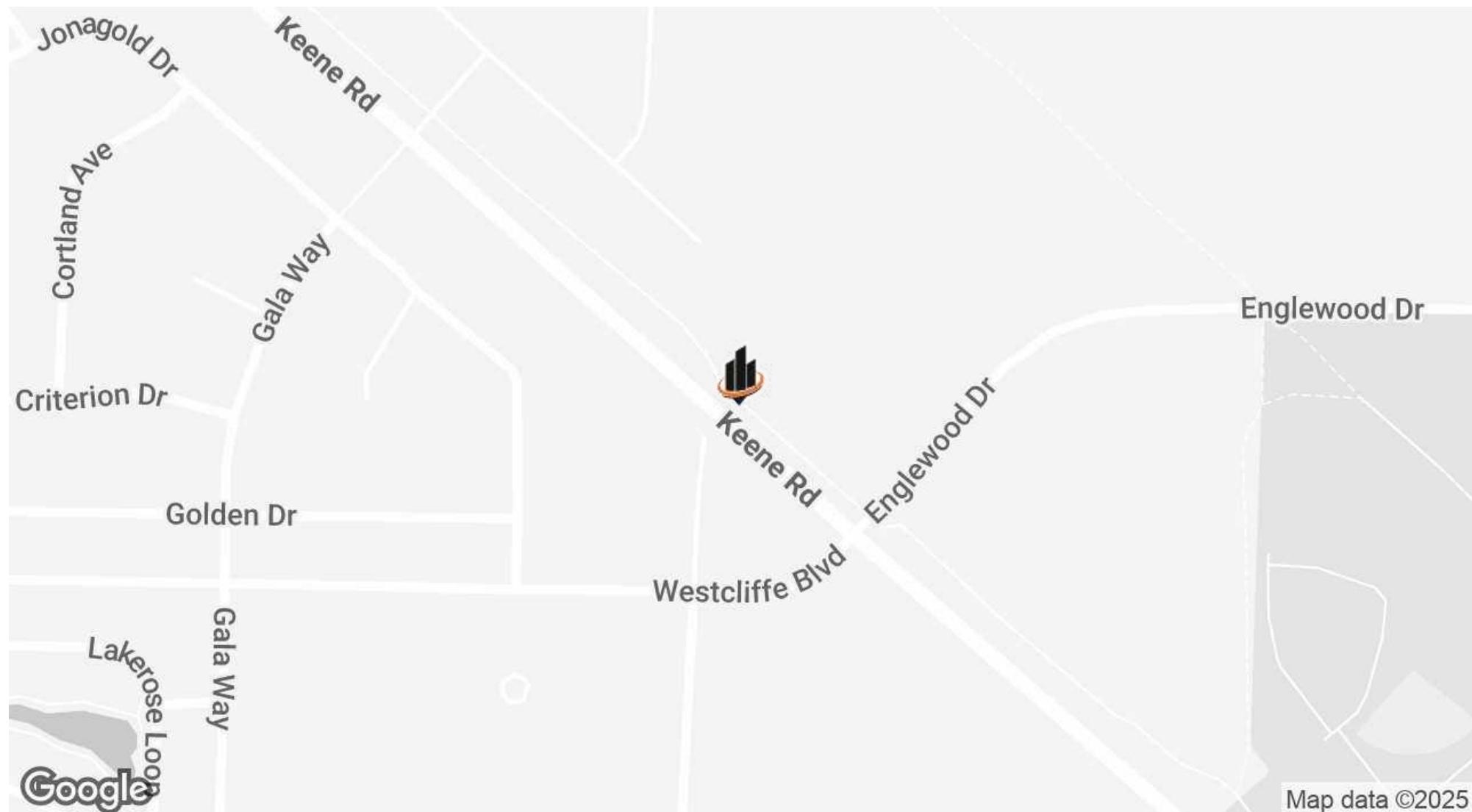
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## LOCATION MAP



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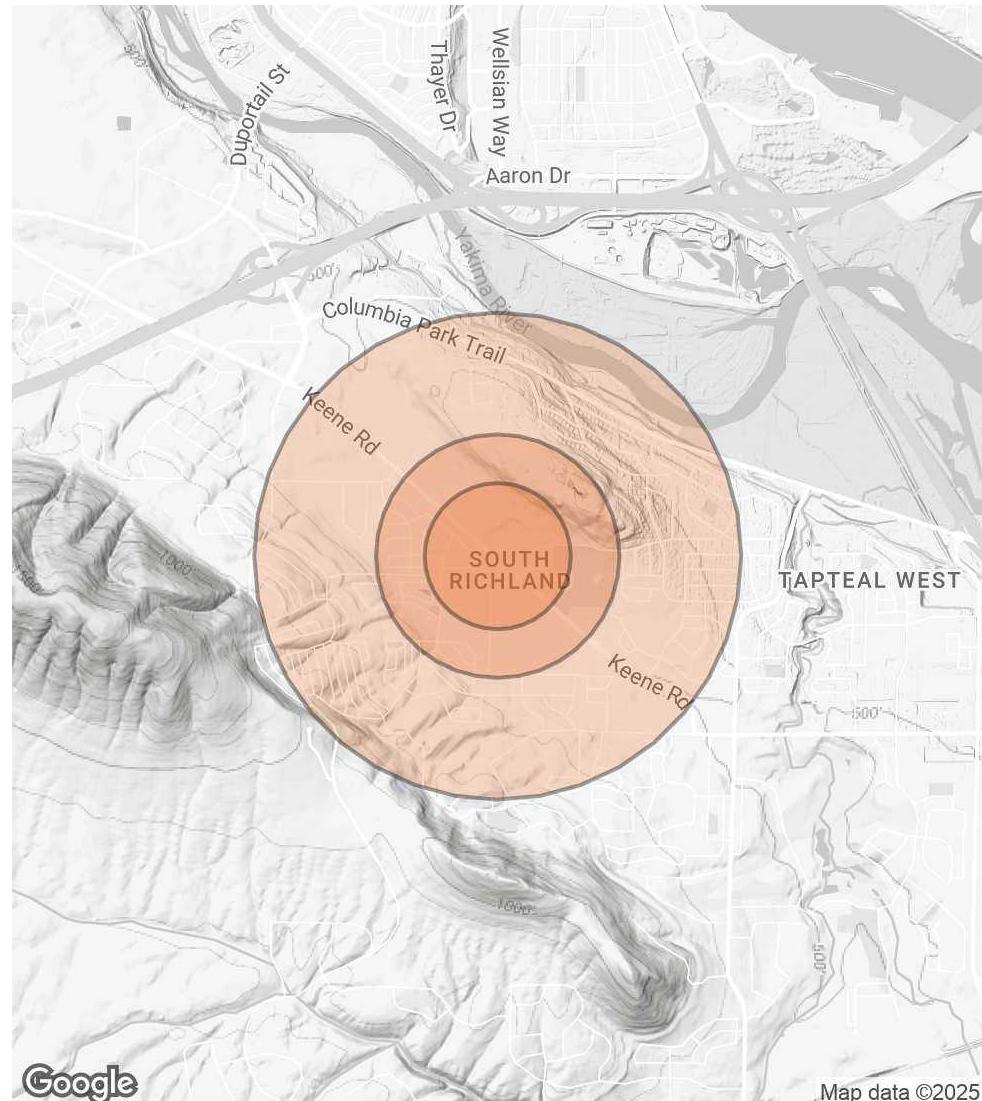
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# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	689	2,243	8,522
<b>AVERAGE AGE</b>	40	40	41
<b>AVERAGE AGE (MALE)</b>	39	40	41
<b>AVERAGE AGE (FEMALE)</b>	40	40	41
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL HOUSEHOLDS</b>	241	789	2,997
<b># OF PERSONS PER HH</b>	2.9	2.8	2.8
<b>AVERAGE HH INCOME</b>	\$185,047	\$181,952	\$191,252
<b>AVERAGE HOUSE VALUE</b>	\$619,007	\$615,379	\$617,224

Demographics data derived from AlphaMap



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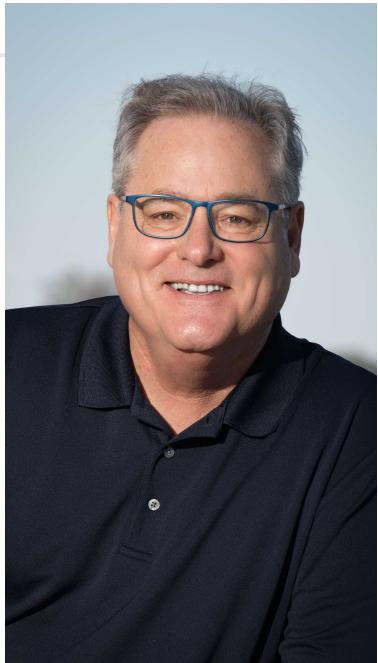
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## MEET THE TEAM



**JAMES WADE**

Senior Advisor

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## ADVISOR BIO 1



### JAMES WADE

Senior Advisor

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Direct: **509.737.9429** | Cell: **509.521.3724**

### PROFESSIONAL BACKGROUND

With over 35 years of real estate experience working with other professionals, national and regional corporations, governmental entities and valued clients, James has the knowledge and expertise to help your business achieve its goal. His background in marketing, construction management and finance make him uniquely qualified to market your existing location or assist with expansion to new locations. As a consistent high producer James is a member of the Presidents Circle within SVN as well as a top 10% producer in his market. James has demonstrated his commitment to community by working with Boys & Girls Club, Tri-City Residential Services and worked on design, funding and opening of a state-of-the-art skate park in Richland, WA. James is an avid soccer fan and has coached at club, high school and college levels. Married for over 40 years to his amazing wife Peggy and proud father of sons Chandler and Pierce.

### EDUCATION

Central Washington University

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## ADVISOR BIO 2



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### PROFESSIONAL BACKGROUND

Scott graduated from the University of Washington in 2004. Following that Scott went into commercial lending on both the public and private side for more than twelve years, Scott made the transition from lending to Commercial Real Estate in 2017, and is now a Senior Advisor for SVN Retter & Company. Scott, his wife Alissa, and their daughter CeCe enjoy spending their free time golfing, fishing, boating, and smoking meat at their lake house.

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