



FRANKLIN-DEAN
REALTY INC
COMMERCIAL REAL ESTATE

FOR SALE OR BUILD-TO-SUIT



CIRCLE ONE LOT 1

\$14.00 SF

Development Opportunity

PRIME SOUTHRIDGE COMMERCIAL PROPERTY

West of HWY 395. 3900 Plaza Way | Kennewick WA

5.29 acres of prime development land for sale or build-to-suit

CONTACT

DEAN MALDONADO

PRINCIPAL, BROKER

dean@fdmdevelopment.com

360.719.0276

JAIMI MARDEN

BROKER

jaimi@fdmdevelopment.com

509.987.2334

PROFESSIONAL
REALTY SERVICES

PRIME SOUTHRIDGE COMMERCIAL PROPERTY

West of HWY 395. 3900 Plaza Way | Kennewick WA

AVAILABLE SPACE

5.29 Acres
 Benton County
 Tax ID# 116893013055002
 Price \$3,226,054
 \$14.00 / Sq. Ft.

MIXED-USE DEVELOPMENT OPPORTUNITY

Prime location in one of the fastest growing areas in South East Washington.

- Located just North of the I-82 / Hwy 395 interchange
- Ideal location for retail, office, or restaurant
- Walking distance to Trios Health and Medical Center
- Easy access to premier residential areas – Canyon Lakes to the East and Southridge to the West

NEARBY AMENITIES INCLUDES

- Home Depot
- Starbucks
- Roasters Coffee
- **Bob's Burger and Brew**
- Wal-Mart
- Original Pancake House
- Hampton Inn

DEMOGRAPHICS

(10 mile radius of Southridge)

| | 2016 | 2021 |
|------------------------|-------------------|---------|
| Total Population | 227,040 | 245,832 |
| Total HH | 79,431 | 86,797 |
| HH Income Distribution | <40% \$75-\$100k+ | |



PRIME SOUTHRIDGE COMMERCIAL/MIXED-USE PROPERTIES

| | | | |
|---|--------------|-------------|--------------------------------------|
| LOT 1 3900 Plaza Way | 5.29 acres | \$3,226,054 | Commercial Mixed-Use |
| Terra Vista Heights Commercial LOT 3 5603 Ridgeline Drive | 38,414 sq ft | \$576,210 | Commercial Mixed-Use |
| LOT 4 3720 S Zintel Way | 1.5 acres | SOLD | Commercial Mixed-Use |
| LOT 6 3730 S Zintel Way | 1.26 acres | SOLD | Commercial Mixed-Use |
| LOT 7 3605 S Zintel Way | 4.48 acres | SOLD | Residential Medium |
| LOT 8 4100 S Zintel Way | 7.4 acres | SOLD | Commercial Mixed-Use |
| IRON HORSE 4501 S Zintel Way | 12.84 acres | SOLD | Residential Paper Lot subdivision |

CONTACT

DEAN MALDONADO
PRINCIPAL, BROKER
dean@fdmdevelopment.com
360.719.0276

JAIMI MARDEN
BROKER
jaimi@fdmdevelopment.com
509.987.2334