



**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

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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

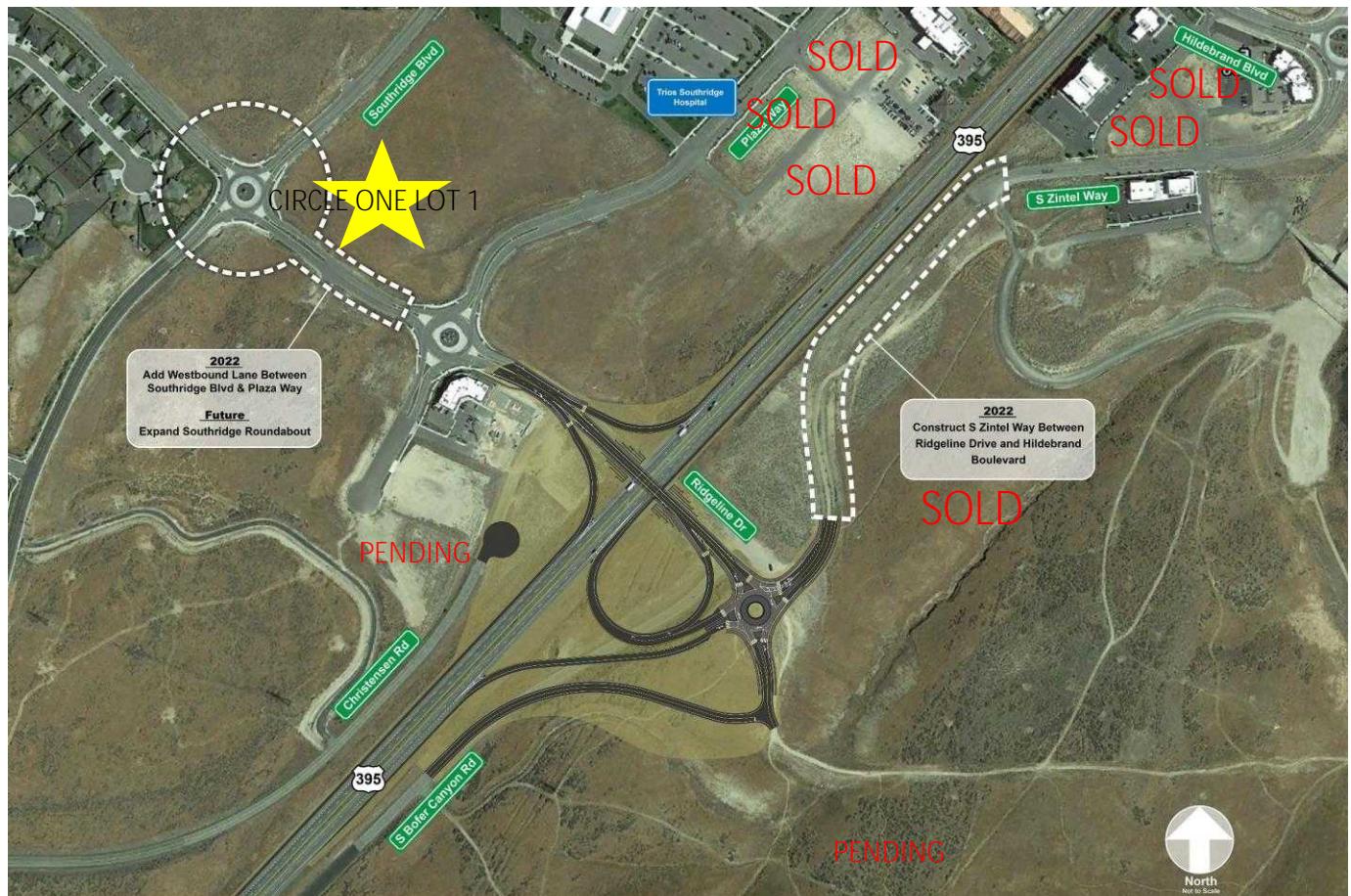
(10 mile radius of Southridge)

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





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**US 395/Ridgeline Drive Interchange
Adjacent Project Corridors Map**



MacKay Sposito



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

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