

For Sale & Lease  
Land

**NAI Black**



## 9600 E. Sprague Ave.

Spokane Valley, Washington 99206

### Property Description

- Prime East Sprague Avenue Frontage Just West of Win-Co
- Lot Size: 43,860 SF ±
- 220 ± Frontage on Sprague Avenue
- Zone CMU - Corridor Mixed Use

**Sale Price: \$657,900 (\$15.00 Per Foot)**

**Lease Rate: \$4,500.00 per month (NNN)**



For more information

**Jim Orcutt**

O: 509 622 3558

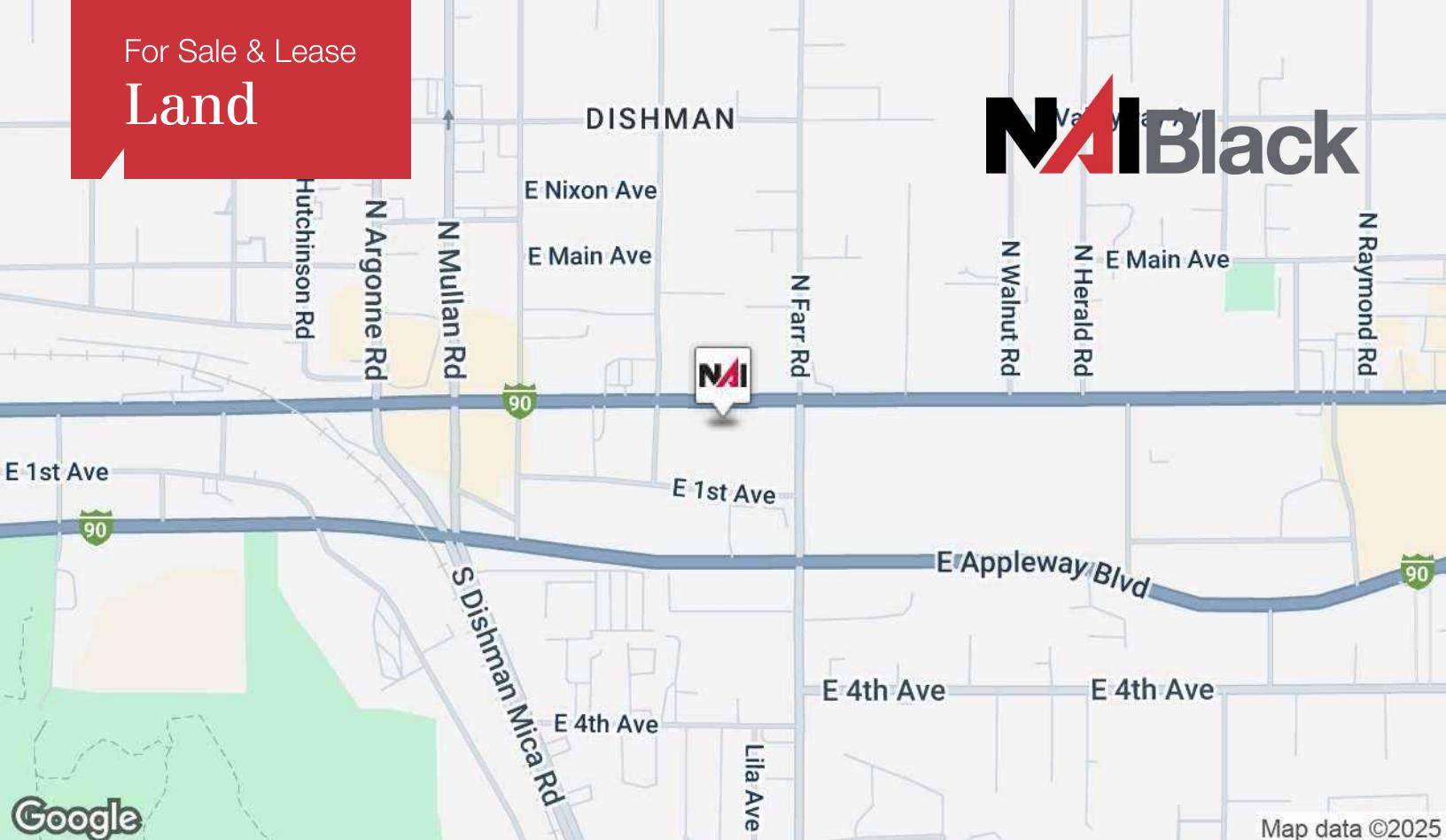
jorcutt@naiblack.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

801 W. Riverside Avenue, Suite 300  
Spokane, WA 99201  
509 623 1000 tel  
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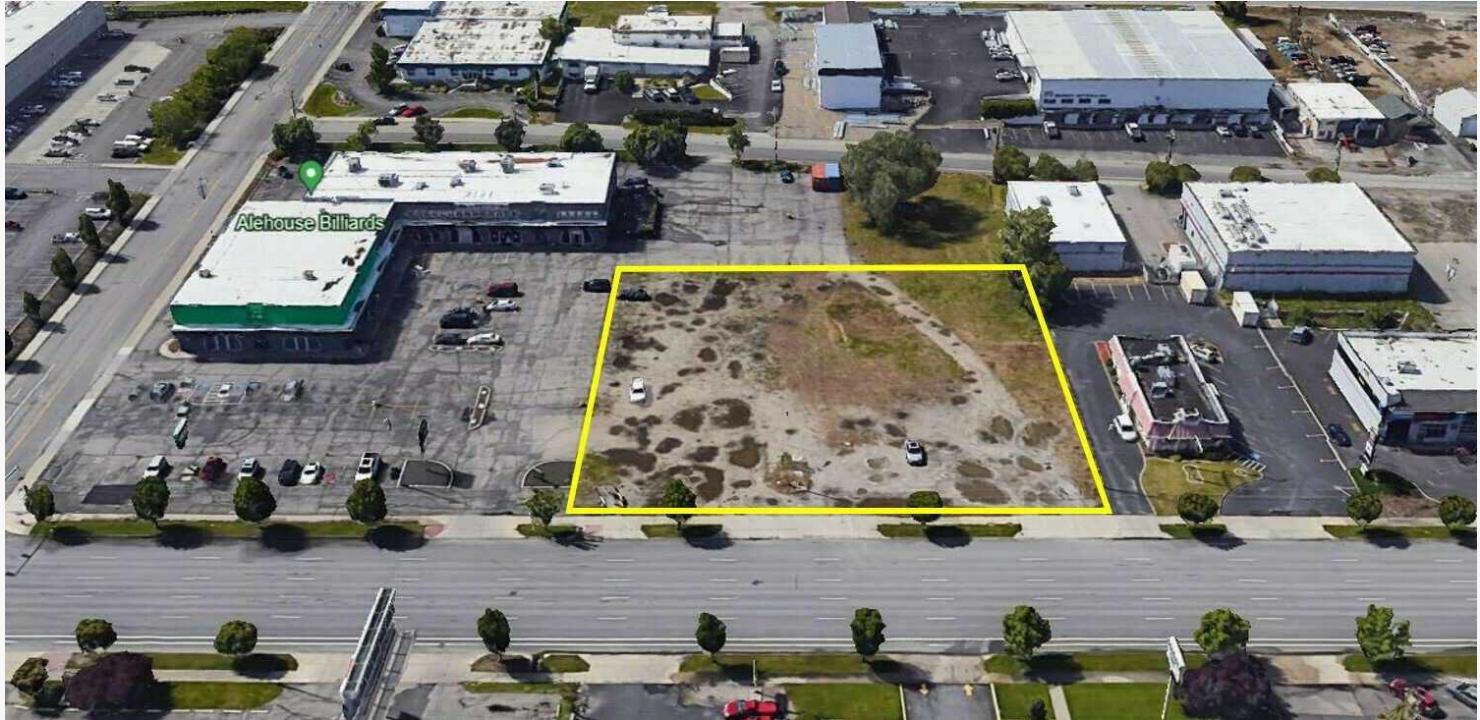


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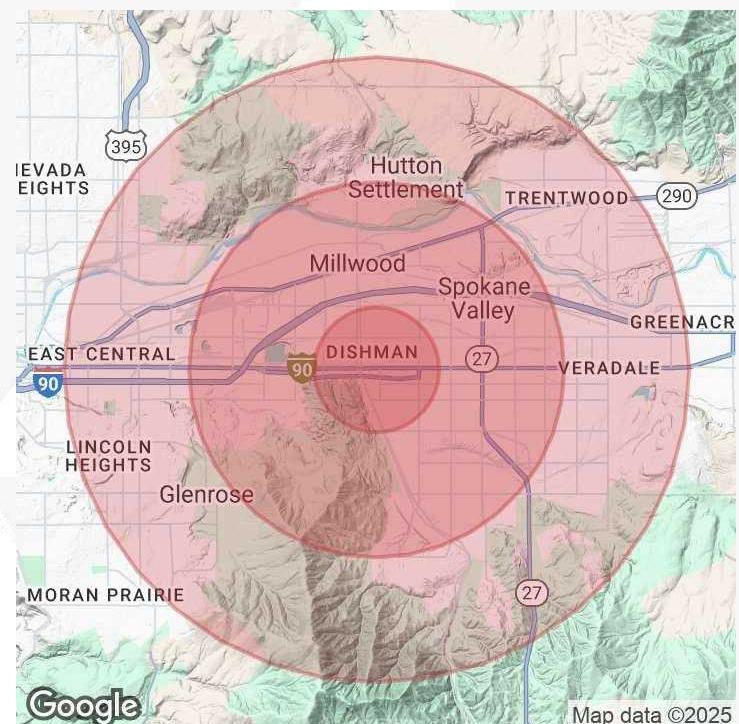
Population	1 Mile	3 Miles	5 Miles
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Total Population	10,646	72,399	154,042
Average Age	41	41	40
Average Age (Male)	39	39	39
Average Age (Female)	42	42	41

Households & Income	1 Mile	3 Miles	5 Miles
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Total Households	4,327	29,777	61,125
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$79,858	\$83,278	\$94,345
Average House Value	\$349,437	\$397,513	\$425,345

Demographics data derived from AlphaMap



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