

AVAILABLE FOR SALE OR LEASE

FORMER RITE AID

*Freestanding Building in
Richland, WA*

1329 LEE BLVD, RICHLAND, WA 99352



FORMER RITE AID



PROPERTY HIGHLIGHTS

OFFERING	For lease
YEAR BUILT	2005
TOTAL BUILDING	17,494 SF
LOT SIZE	67,078 SF (1.54 AC)
PARKING	60 stalls
ZONING	Business Commercial - most uses allowed
COMMENTS	Highly visible building with drive-thru on the corner of Lee Blvd and Stevens Drive

2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	10,726	48,280	117,081
DAYTIME EMPLOYEES	8,870	17,842	39,029
HOUSEHOLDS	4,239	18,953	44,956
AVG HH INCOME	\$106,780	\$134,777	\$139,943

\$18/SF NNN
FOR LEASE

\$4.5M
FOR SALE

\$100,000+

AVERAGE LOCAL HOUSEHOLD INCOME

20,000+

AVERAGE DAILY VEHICLES

HIGH
VISIBILITY

AT THE INTERSECTION
OF TWO ROADWAYS

RICHLAND
HIGH SCHOOL

SUBJECT
PROPERTY

CARMICHAEL
MIDDLE SCHOOL

Dutch Bros

LEWIS & CLARK
ELEMENTARY SCHOOL

HARBOR
FREIGHT

Fred Meyer
Sunrise
goodwill

BURGER
KING
Arby's
HYDE

SUBWAY
Zips
Maravillas
PACIFIC
PASTA & GRILL

Porter's
fresh
leaf co.

Wendy's
Panda Express
GrubHub

GRAZE
CASA
MIA
The Dugout
THE SOCIAL
Good & Beautiful
ROOM
Eat foodies
OH SUSHI
CHASE

WinCo
Foods
Applebee's
AT&T
Jack
in the box
DOLLAR TREE
Starbucks

Columbia River



RICHLAND

GILLESPIE ST

STEVENS DR

LEE BLVD

WELLSIAN WAY



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