

NAI Tri-Cities



# RETAIL PROPERTY FOR SALE

1725 Twin Creek Lane, Walla Walla, WA 99362  
MLS #289431

## PROPERTY OVERVIEW

Elevate your business at this premier retail and commercial location offering exceptional visibility and flexibility. The property features a spacious clear-span layout that easily accommodates a wide range of uses. Situated in a high-traffic area with abundant on-site parking, this versatile open space is ideal for retail, showroom, service-oriented concepts, warehouse or distribution operations, fitness or gym facilities, event or activity centers, indoor golf, or large-format and big-box users.

## PROPERTY HIGHLIGHTS

- Freestanding clear span building with 20' high ceiling
- High visibility from Highway 125
- North of New Winco
- Loading dock
- 3 Phase power for industrial operations
- 54 Parking Stalls on ±1.9 ACs

For More Information:

**Todd Sternfeld**

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todd@naitcc.com

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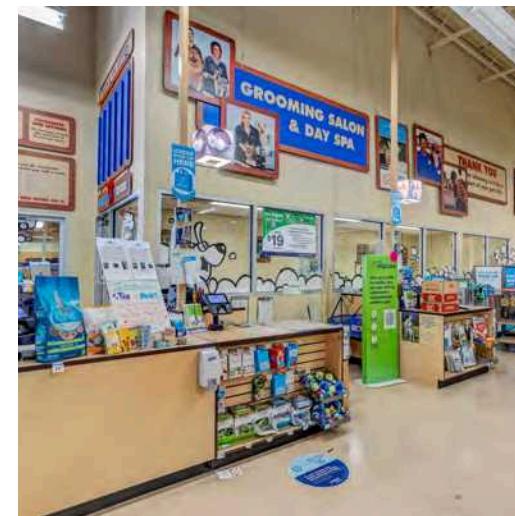
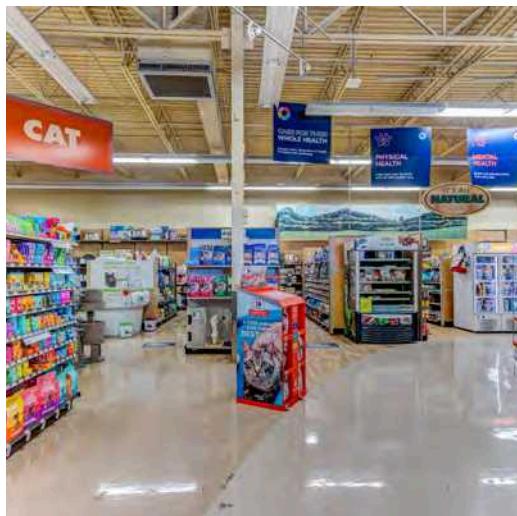
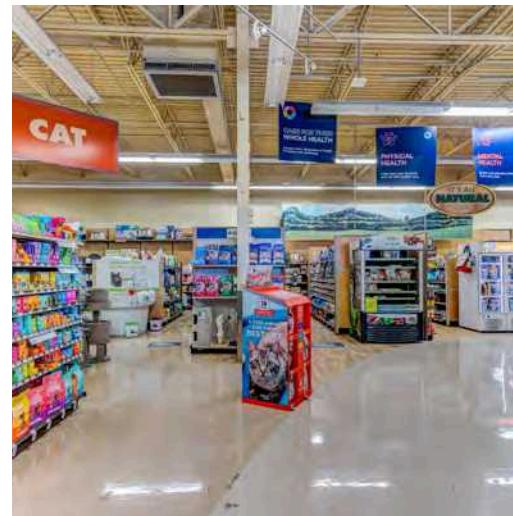
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**±13,553 SF | \$1,889,500  
RETAIL PROPERTY**

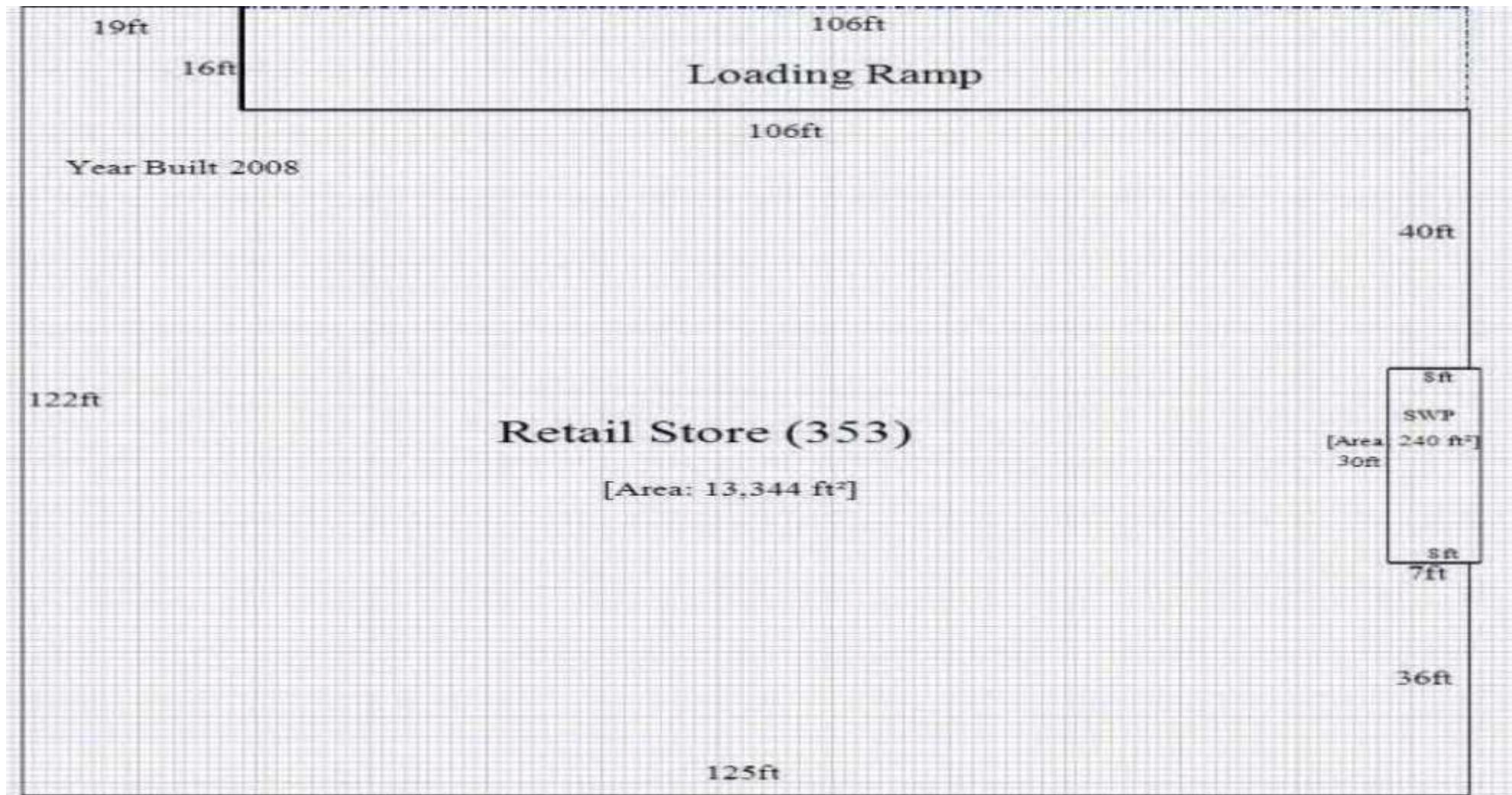
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## INTERIOR PHOTOS



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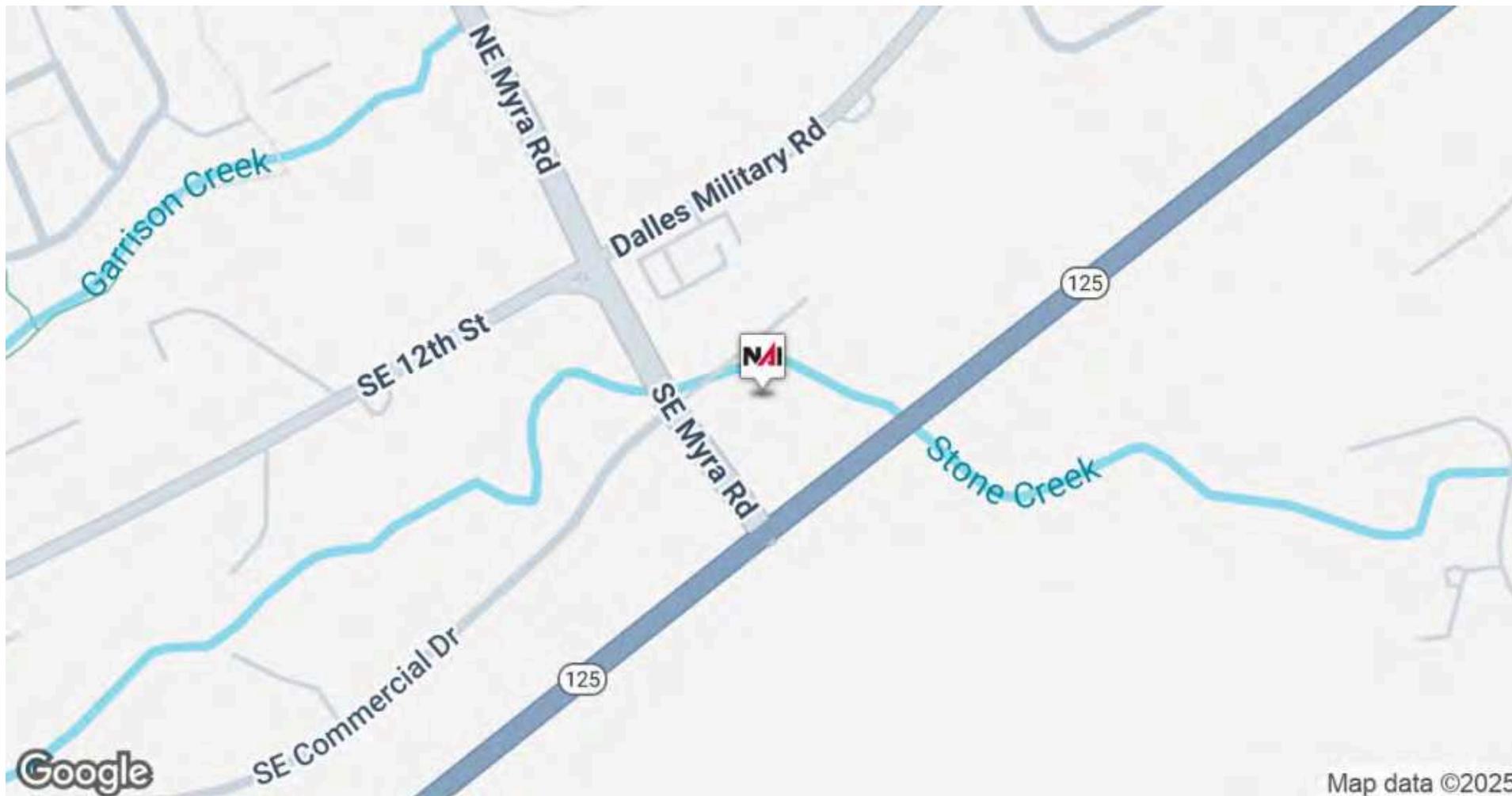
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**LOCATION MAP**



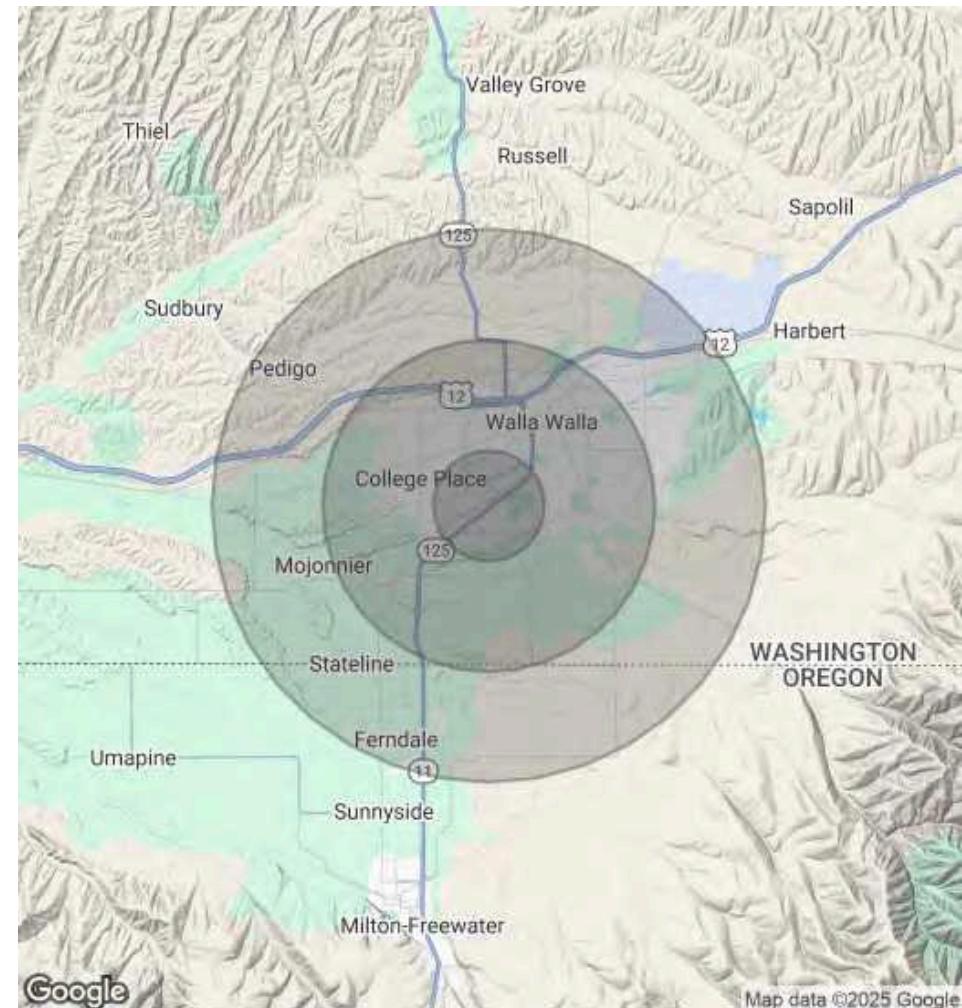
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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,315	41,409	53,224
Average Age	49	42	42
Average Age (Male)	46	41	41
Average Age (Female)	51	42	42
Households & Income	1 MILE	3 MILES	5 MILES
Total Households	2,759	15,556	20,188
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$114,891	\$93,139	\$94,177
Average House Value	\$403,794	\$406,545	\$406,733



Demographics data derived from AlphaMap

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