

FOR SALE



AVAILABLE FOR SALE

Sale Price: \$1,000,000

Total Building Size: ±6,500 SF

Lot Size: ±20,909 SF

Parcel Number: 101891030010001

Year Built: 1967

- Former US Bank Building
- Drive-Thru
- Main Level and Basement Level
- Located in Downtown Business District

OFFICE/RETAIL BUILDING

303 W. 1st Avenue
Kennewick, WA 99336

[View
Location](#)



DAVID FRITCH

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**KIEMLE
HAGOOD**

OFFICE / RETAIL BUILDING

303 W. 1st Avenue | Kennewick, WA 99336



DEMOGRAPHICS

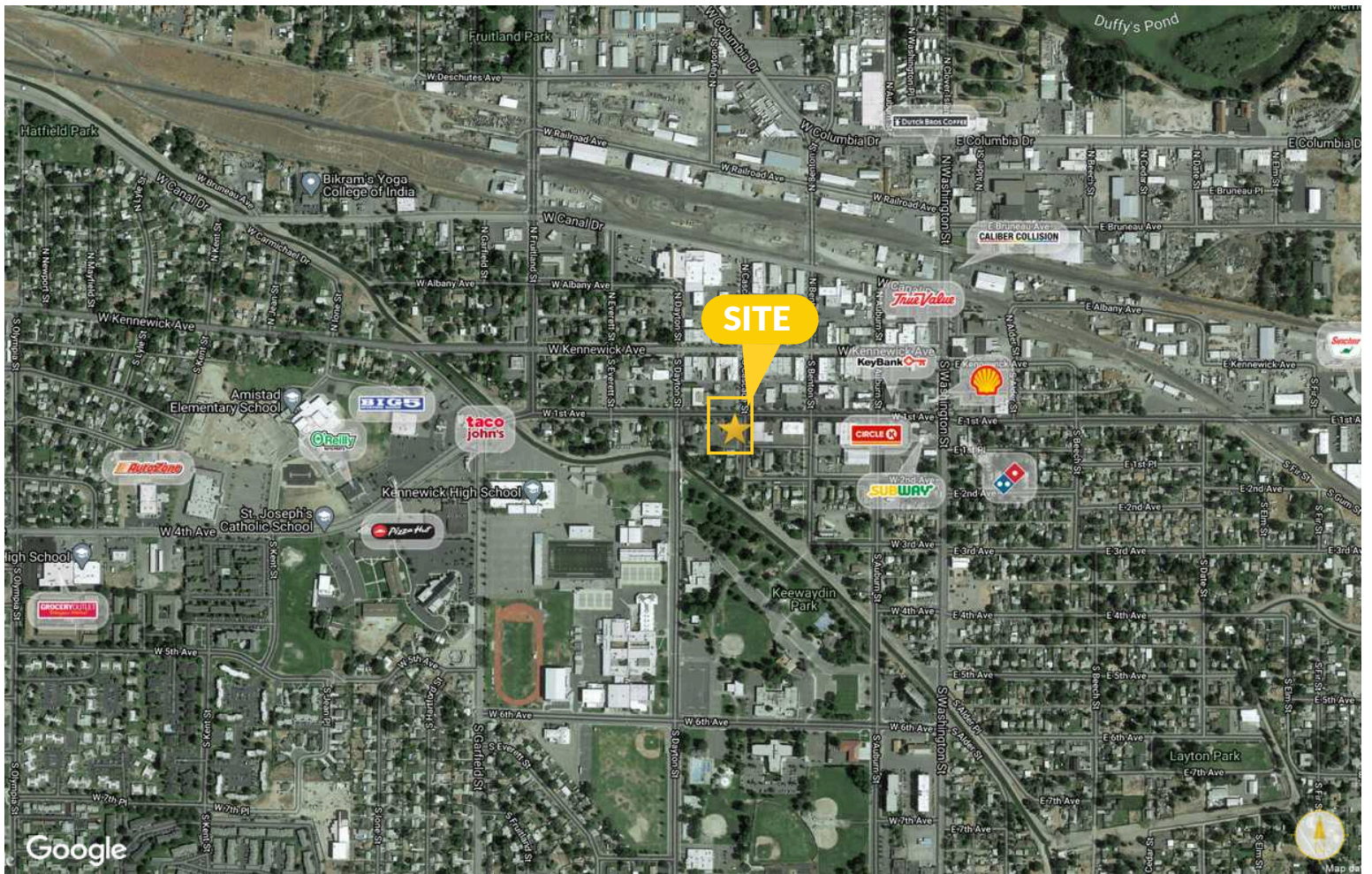
	1 MI	3 MI	5 MI
Est Pop (2024)	13,776	83,498	140,636
Proj Pop (2029)	14,009	85,357	144,601
Proj Annual Growth (24-29)	0.3%	0.4%	0.6%
Est Households (2024)	4,893	28,755	48,276
Avg Household Income (2024)	\$67,437	\$89,794	\$104,193
Med Household Income (2024)	\$50,502	\$68,465	\$78,796
Median Age (2024)	29.9	31.9	32.5
Est. Daytime Dems (2024)	9,681	48,614	84,824

TRAFFIC

Average Daily Traffic

1st Ave & Cascade: ±10,958 ADT





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7025 W. GRANDRIDGE BLVD
KENNEWICK, WA 99336

OFFICE LOCATIONS
SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

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