

FOR SALE OR LEASE



DEVELOPMENT OPPORTUNITY

W Geiger Boulevard, Parcel 24063.0511
Spokane, WA 99224

RICHARD FOX
O | 509.755.7580
richard.fox@kiemlehgood.com

KIEMLEHAGOOD

CASEY BRAZIL
O | 509.755.7579
casey.brazil@kiemlehgood.com

GUNNAR KNUTSON
O | 509.755.7520
gunnar.knutson@kiemlehgood.com

OFFERING SUMMARY

LAND AVAILABLE FOR SALE OR LEASE
W Geiger Boulevard, Parcel 24063.0511 – Spokane, WA 99224

Offering Price: \$10.00 PSF
Lease Rate: Contact Listing Broker(s)
Address: W Geiger Boulevard
City, State, Zip: Spokane, WA. 99224
Parcels: 24063.0511
Zoning: Regional Commercial (RC)
Property Type: Land
Land SF: ±399,880 SF
Land Acre(s): ±9.18 Acres

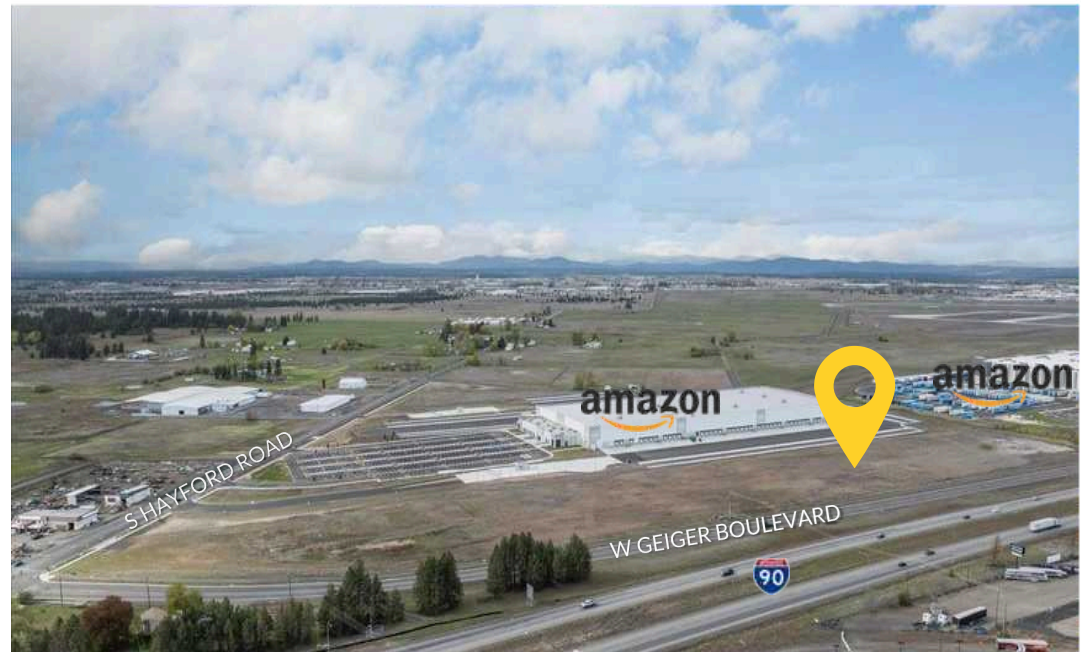
PROPERTY HIGHLIGHTS

- Available For Lease or Build-to-Suit
- Excellent I-90 Visibility
- Freeway Access via Medical Lake I-90 Exit
- Adjacent to Amazon Fulfillment Center (GEG1)
- Allowable Uses includes:
 - Convenience Store/Gas Station
 - General Retail Sales & Services
 - Hotel/Motel
 - Professional & Medical Office
 - Restaurant
 - Mini-Storage
 - Warehouse
 - Electric Vehicle Infrastructure

TRAFFIC COUNTS

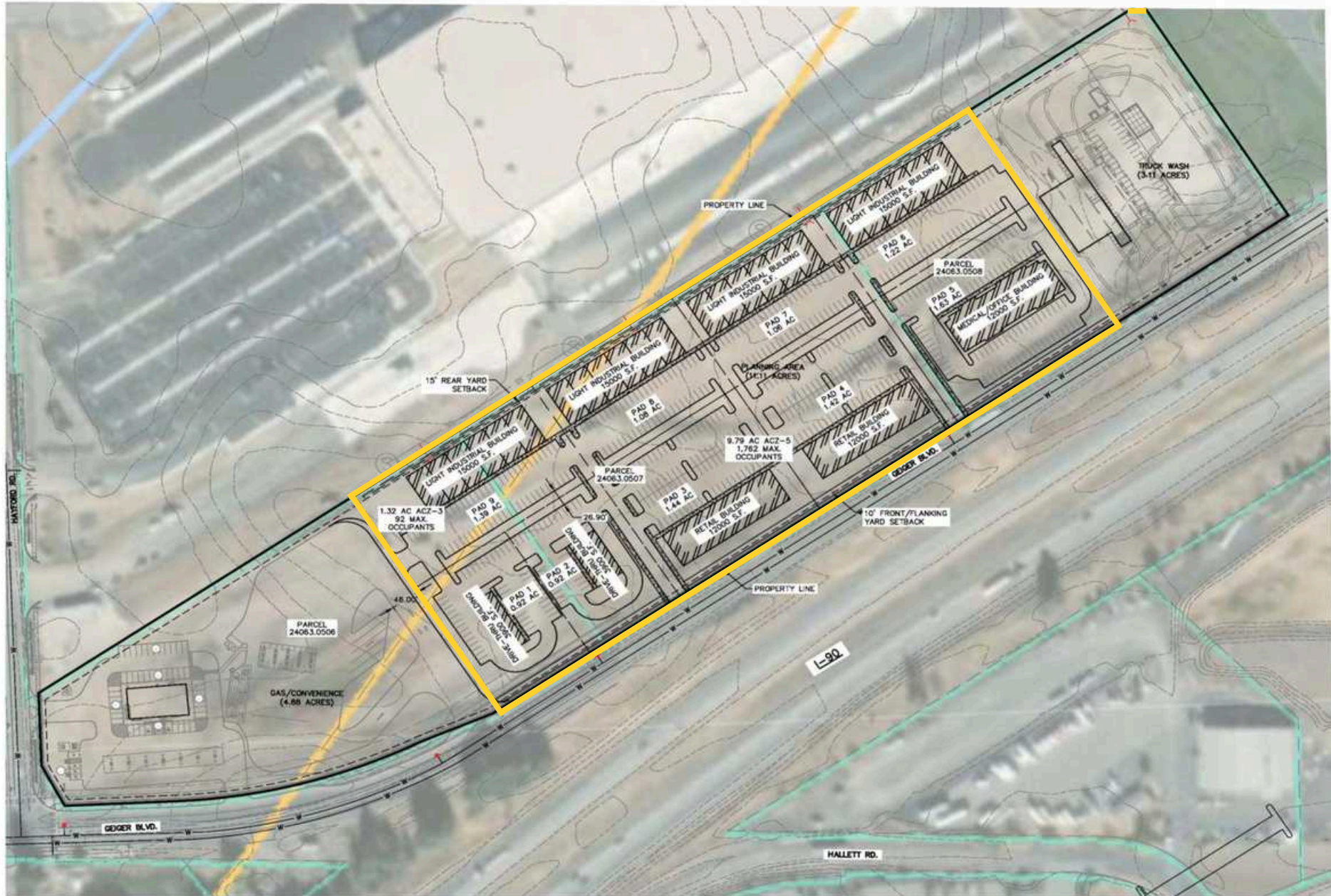


Interstate 90 ±38,613 ADT
W Geiger Boulevard ±1,138 ADT
S Hayford Road ±5,515 ADT



CONCEPTUAL PLAN

LAND AVAILABLE FOR SALE OR LEASE
W Geiger Boulevard, Parcel 24063.0511 – Spokane, WA 99224



DEMOGRAPHICS

LAND AVAILABLE FOR SALE OR LEASE
W Geiger Boulevard, Parcel 24063.0511 – Spokane, WA 99224



DEMOGRAPHICS

	1 MI	3 MI	5MI
EST POPULATION 2025	2,097	7,381	27,602
PROJ. POPULATION 2030	2,223	7,900	30,128
AVERAGE HHI	\$96,268	\$101,743	\$100,467
MEDIAN HHI	\$78,011	\$82,134	\$73,269
MEDIAN AGE	36.4	37.1	34.6
DAYTIME DEMOS	2,315	8,718	23,609



No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others:

If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.

RICHARD FOX

○ | 509.755.7580

richard.fox@kiemlehgood.com

CASEY BRAZIL

○ | 509.755.7579

casey.brazil@kiemlehgood.com

GUNNAR KNUTSON

○ | 509.755.7520

gunnar.knutson@kiemlehgood.com

KIEMLEHAGOOD