

**FOR SALE**

**NET LEASED INVESTMENT OPPORTUNITY  
 RICHLAND, WA**

1301 Jadwin Avenue, Richland, WA

**SPACE INFO**

Sale Price	<b>\$975,000.00</b>
Building Size	<b>3,075 ± SF</b>
Traffic Count	25,673 ± ADT
Property Taxes	\$4,900.03 / year

**Highlights**

- Located on Signaled Corner of Jadwin Ave. & Williams Blvd.
- New Pole Sign.
- New exterior, roof, common areas and pavement.
- Access easement on both adjoining properties.
- Washington State is a non income tax state.
- Current tenant is building: McCools Barbershop, Suites A and B are currently vacant.



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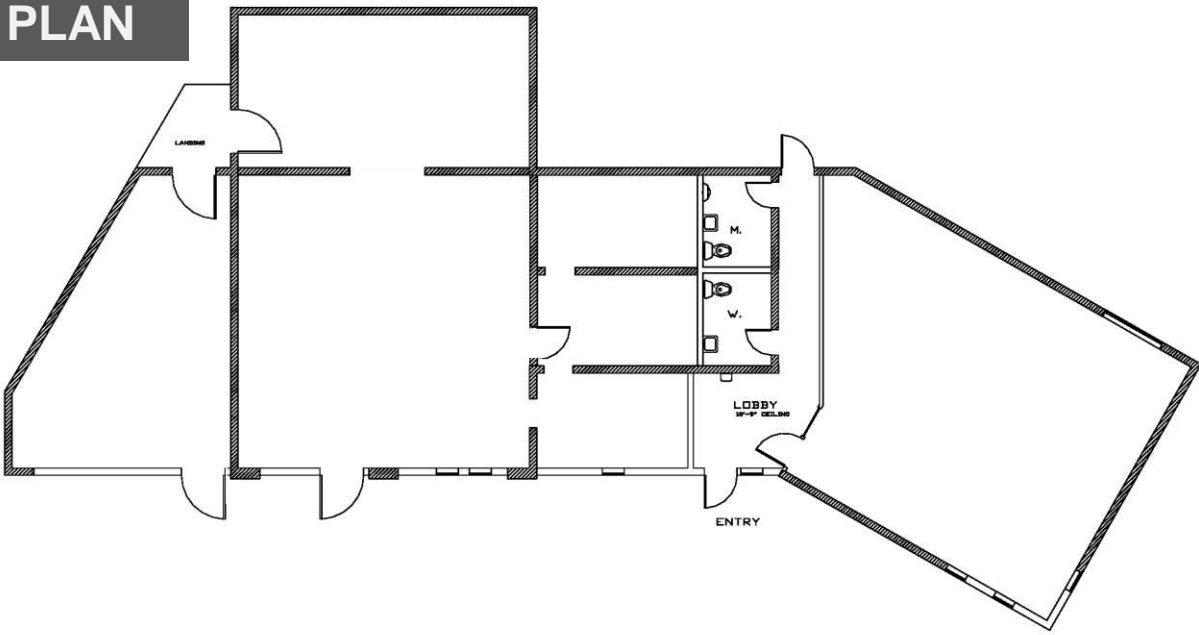
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**LOCAL MAP**



**FLOOR PLAN**



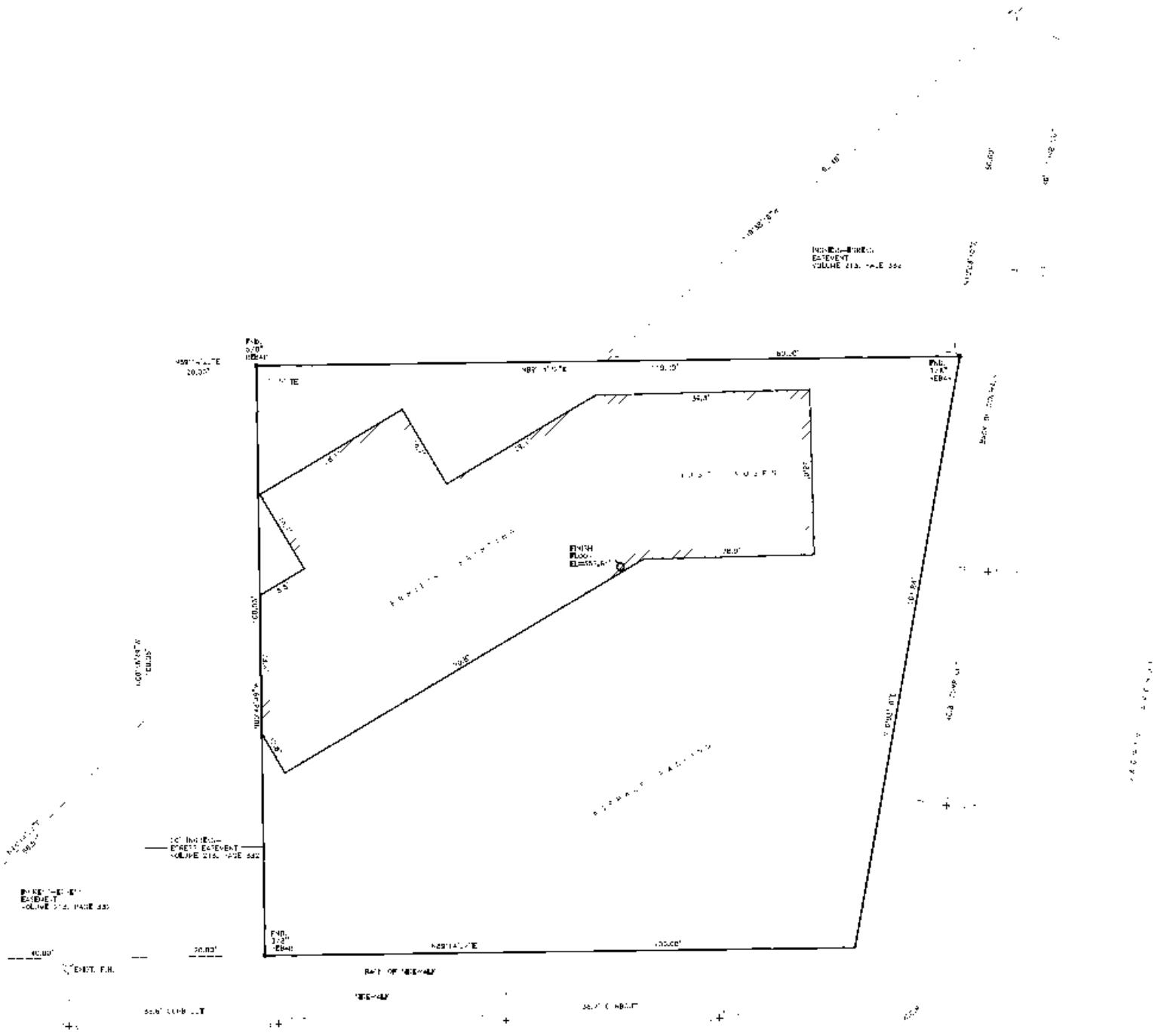
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**SURVEY**



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DEMOGRAPHICS	1 Mile	3 Mile
Population	10,074	39,439
Households	3,995	15,939
Pop. Growth '20 - '25	6.97%	7.78%
Median HH Income	\$53,054	\$64,958
Daytime Employees	13,385	23,902

