



## NKA W Clearwater Ave - 4.47 AC

Kennewick, Washington 99336

### Property Overview

Outstanding commercial development opportunity in a high-visibility location on W. Clearwater Avenue. This ±4.47 AC (±194,713 SF) parcel offers excellent frontage along one of the area's primary corridors, providing strong exposure and convenient access.

Zoned CC – Community Commercial, the property allows for a broad range of retail, office, medical, restaurant, and service-oriented uses. Its size and configuration provide flexibility for single-user development or multi-tenant commercial projects.

Offered at \$16 PSF this site presents a compelling value for developers, investors, and owner-users seeking a well-located commercial parcel with strong growth potential.

### Property Highlights

- ±4.47 Acres (±194,713 SF)
- Frontage on W. Clearwater Avenue
- CC – Community Commercial zoning
- High-traffic corridor location
- Priced at \$16/SF
- Parcel No.: 1-0589-200-0002-023 and 021

### Offering Summary

Sale Price:	\$3,115,411
Available SF:	±194,713
Lot Size:	±4.47 Acres

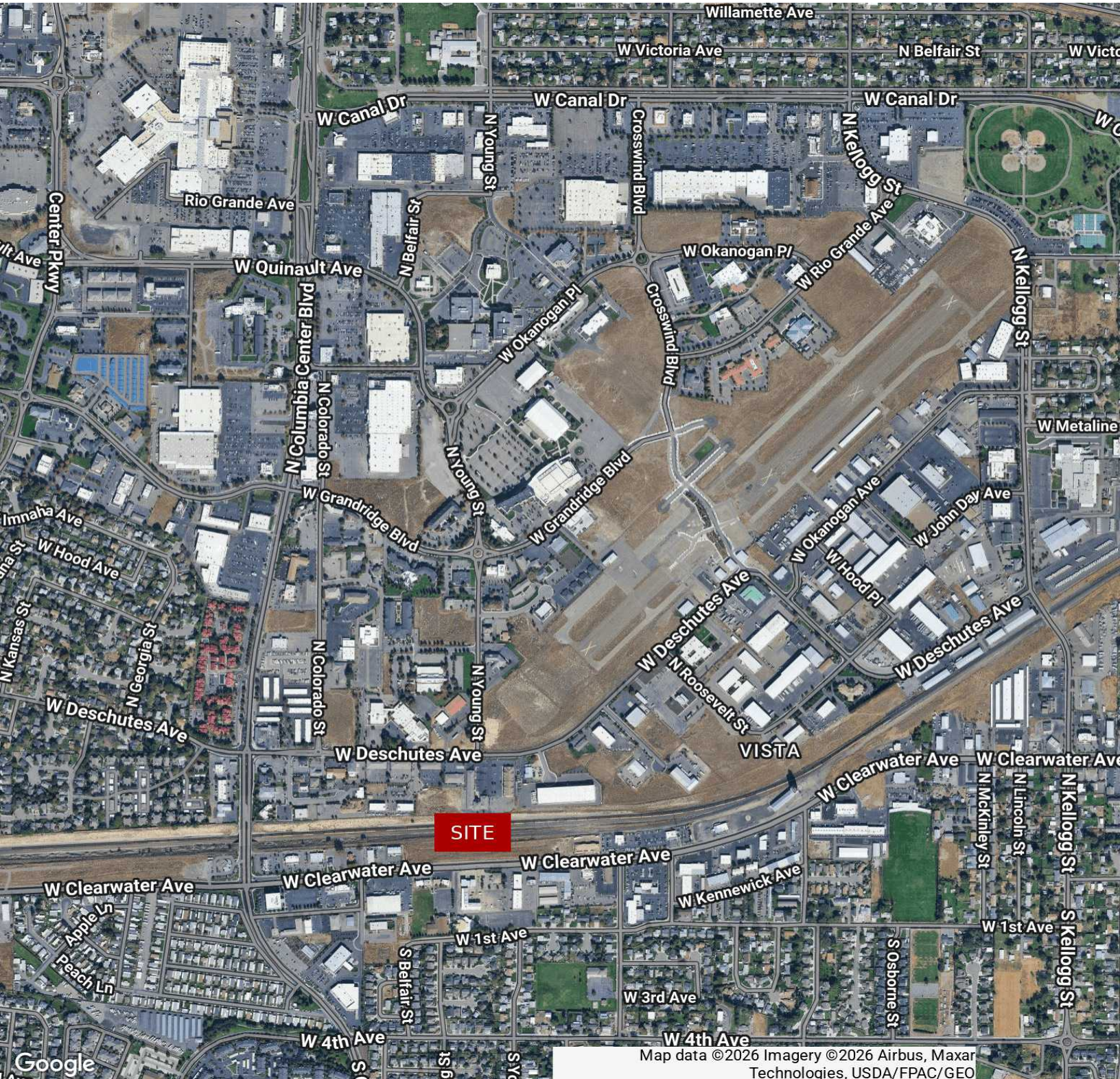
### For More Information



#### Vicki Monteagudo

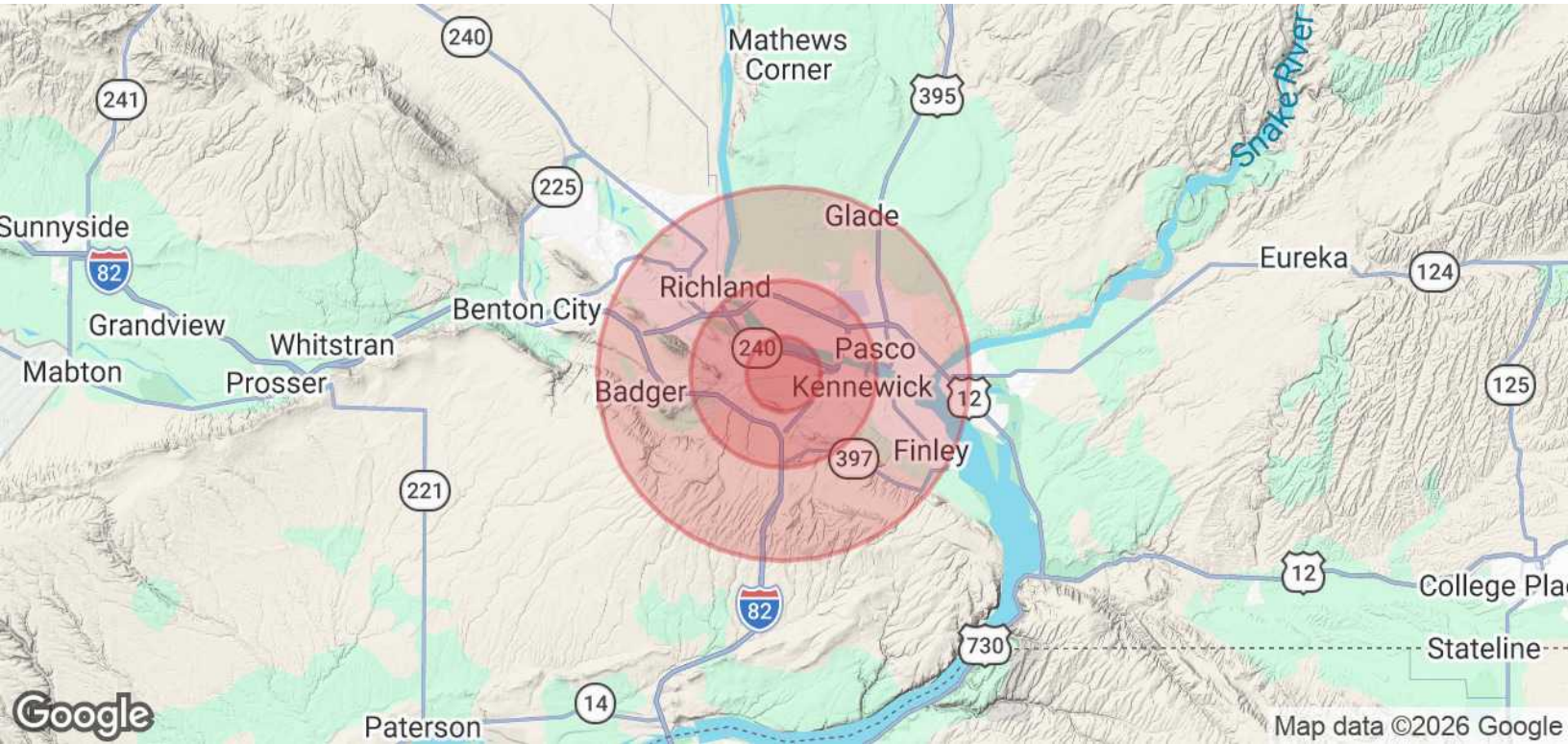
Designated Broker/Principal  
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Population	2 Miles	5 Miles	10 Miles
Total Population	37,965	169,305	278,699
Average Age	38	37	37
Average Age (Male)	37	36	36
Average Age (Female)	39	38	38
Households & Income	2 Miles	5 Miles	10 Miles
Total Households	14,366	59,930	97,931
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$99,335	\$111,788	\$117,648
Average House Value	\$377,641	\$394,825	\$407,893

Demographics data derived from AlphaMap