



## NKA W Clearwater Ave - 1 AC

Kennewick, Washington 99336

### Property Overview

Excellent opportunity to acquire ±1 AC (±43,560 SF) of commercially zoned land in a strong growth corridor. This well-sized parcel offers flexibility for a variety of development options, including retail, office, medical, restaurant, or service-oriented uses.

Its manageable size makes it ideal for owner-users or developers seeking a high-visibility, efficient site with excellent access and strong surrounding commercial activity.

Offered at \$19 PSF, this property presents a compelling opportunity to secure a premium commercial location in a thriving market.

### Property Highlights

- ±1. AC (±43,560 SF)
- Commercial zoning
- Flexible development potential
- Excellent access and visibility
- Priced at \$19/SF
- Parcel No.: 1-0589-200-0002-021

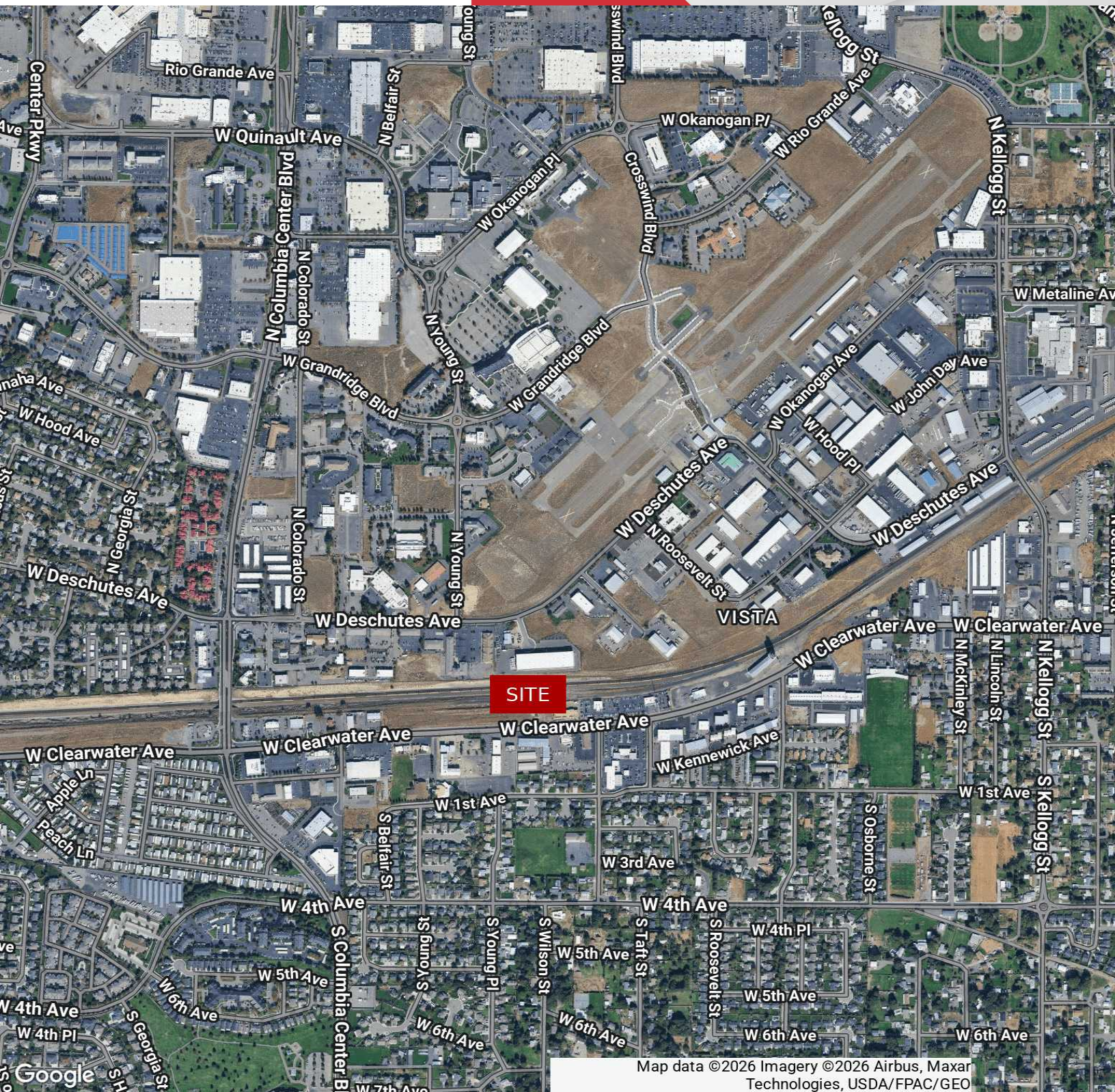
### Offering Summary

<b>Sale Price:</b>	\$827,640
<b>Available SF:</b>	±43,560
<b>Lot Size:</b>	±1 Acres

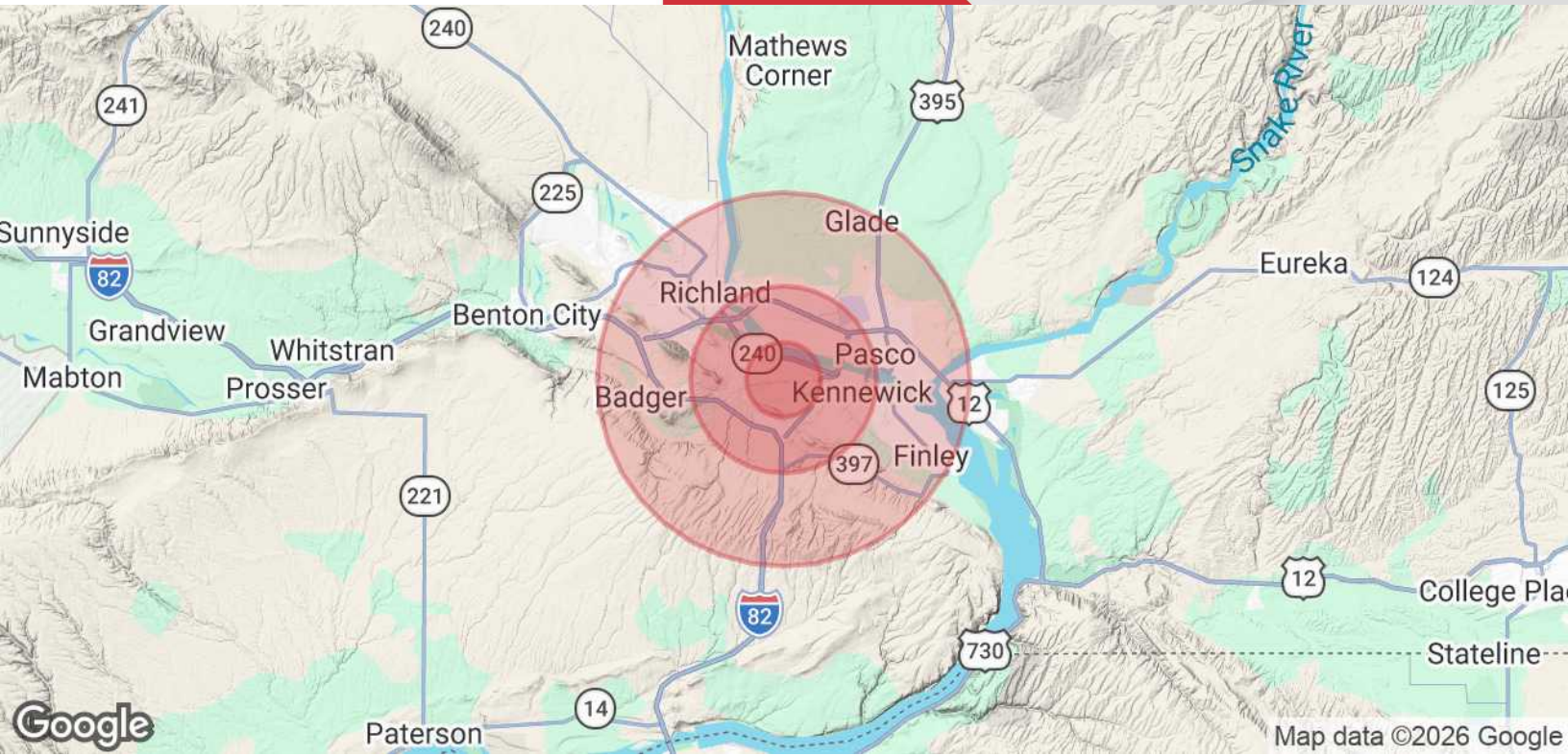
### For More Information



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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