

AVAILABLE FOR SALE OR LEASE

FORMER RITE AID

*Freestanding Building in
Richland, WA*

1329 LEE BLVD, RICHLAND, WA 99352



FORMER RITE AID



PROPERTY HIGHLIGHTS

OFFERING	For Sale or Lease
YEAR BUILT	2005
TOTAL BUILDING	17,494 SF
LOT SIZE	67,078 SF (1.54 AC)
PARKING	60 stalls
ZONING	Business Commercial - most uses allowed
COMMENTS	Highly visible building with drive-thru on the corner of Lee Blvd and Stevens Drive
PRICING	Contact brokers

2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	10,726	48,280	117,081
DAYTIME EMPLOYEES	8,870	17,842	39,029
HOUSEHOLDS	4,239	18,953	44,956
AVG HH INCOME	\$106,780	\$134,777	\$139,943

\$100,000+

AVERAGE LOCAL HOUSEHOLD INCOME

20,000+

AVERAGE DAILY VEHICLES

HIGH VISIBILITY

AT THE INTERSECTION OF TWO ROADWAYS

RICHLAND HIGH SCHOOL

SUBJECT PROPERTY

CARMICHAEL MIDDLE SCHOOL

LEWIS & CLARK ELEMENTARY SCHOOL

HARBOR FREIGHT

Fred Meyer
Duck Donuts
panofill

BURGER KING
Arby's
HYDE

SUBWAY
Zips
3 Rivers
PACIFIC PASTA & GARDEN

Dutch Bros

Popeye's
fresh leaf co.

Wendy's
Ginger
Panda Express

GRAZE
CASA PITA
The Dugout
THE SOCIAL
foodies
OH SUSHI
CHASE

WinCo Foods
Applebees
AT&T
Jack
DOLLAR TREE
Starbucks

Columbia River



RICHLAND

GILLESPIE ST

STEVENS DR

WELLSIAN WAY

LEE BLVD



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