

**FOR SALE
OR LEASE**



VALLEY ASPEN SOUND

14009 E Sprague Avenue | Spokane Valley, WA 99216

[KIEMLEHAGOOD

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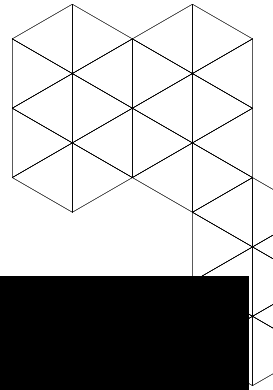


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SALE PRICE **\$819,000**
LEASE RATE **\$20.00 PSF, NNN**

BUILDING SIZE | ±2,784 SF
LOT SIZE | ±11,400 SF
PARCEL NO. | 45143.2846
ZONING | CMU
YEAR BUILT | 1996



Single Tenant Retail Building with two Car Bays
 Excellent visibility and Pylon Signage
**Please do not disturb Tenant. Tenant plans to vacate end of 2025*





DISTANCE AND DRIVE TIMES

WEST

SPOKANE AIRPORT | ±21 Minutes, ±17 Miles
 CHENEY, WA | ±33 Minutes, ±28 Miles

EAST

LIBERTY LAKE, WA | ±11 Minutes, ±7 Miles
 COEUR D'ALENE, ID | ±30 Minutes, ±24 Miles

NORTH

DEER PARK, WA | ±43 Minutes, ±23 Miles

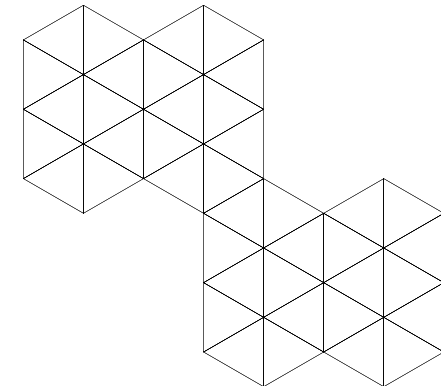
SOUTH

PULLMAN, WA | ±1 Hour 31 Minutes, ±86 Miles



DEMOGRAPHICS

	1 MI	3 MI	5MI
EST POPULATION 2025	12,920	86,367	130,864
PROJ. POPULATION 2030	12,882	88,438	133,557
ADJ. DAYTIME DEMO	8,586	58,402	89,149
2025 AVERAGE HHI	\$83,039	\$102,006	\$107,937
2025 MEDIAN HHI	\$67,803	\$81,908	\$85,081







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