



FOR SALE



INDUSTRIAL/RETAIL



\$799,999



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<https://www.naitri-cities.com>

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## 101 S Gum Street

Kennewick, Washington 99336

### Property Overview

MLS 285940 - Now available—an exceptional opportunity to own the renowned Cable Bridge Casino site, located at the high-visibility corner of Gum Street and 1st Avenue. This iconic property has been brought to shell condition, offering a clean slate for redevelopment to your exact specifications.

Featuring a spacious parking lot and a western-facing façade, the building benefits from excellent roadside exposure and natural light, ideal for attracting attention from passing traffic.

Zoned Heavy Industrial, the site supports a wide range of approved light and heavy industrial uses, and retail is also permitted, making this a highly flexible investment opportunity.

Unlock the potential of this landmark property—ideal for retailers, industrial users, or visionaries seeking a high-profile location with flexible use potential.

### Property Highlights

- Situated on two parcels
- Prime corner location
- Located on a 4-way signalized corner
- Iconic, recognizable site
- Shell condition
- Expansive on-site parking
- Heavy Industrial zoning (Retail use allowed)
- Outstanding visibility and access

### For more information

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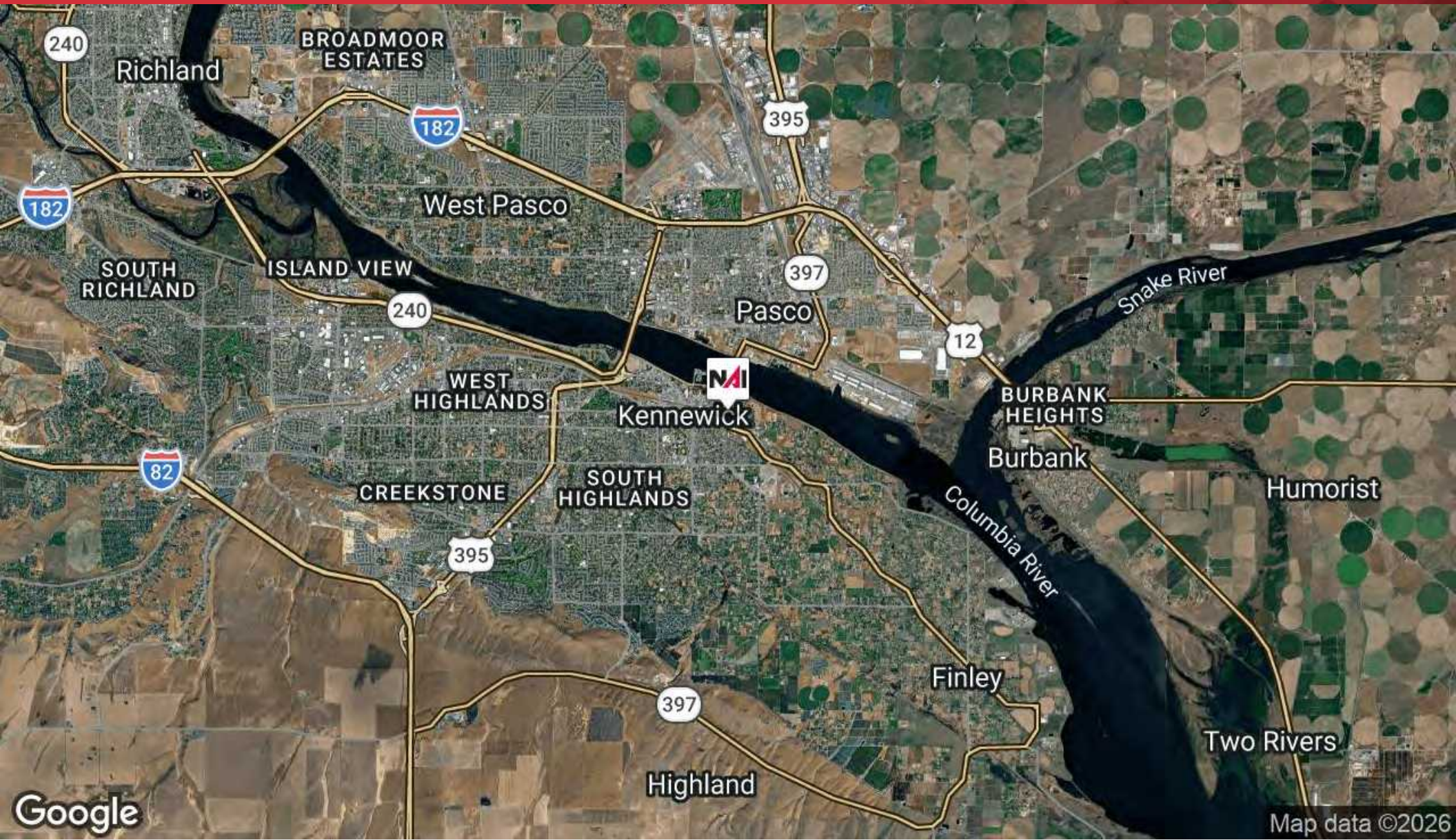
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Google

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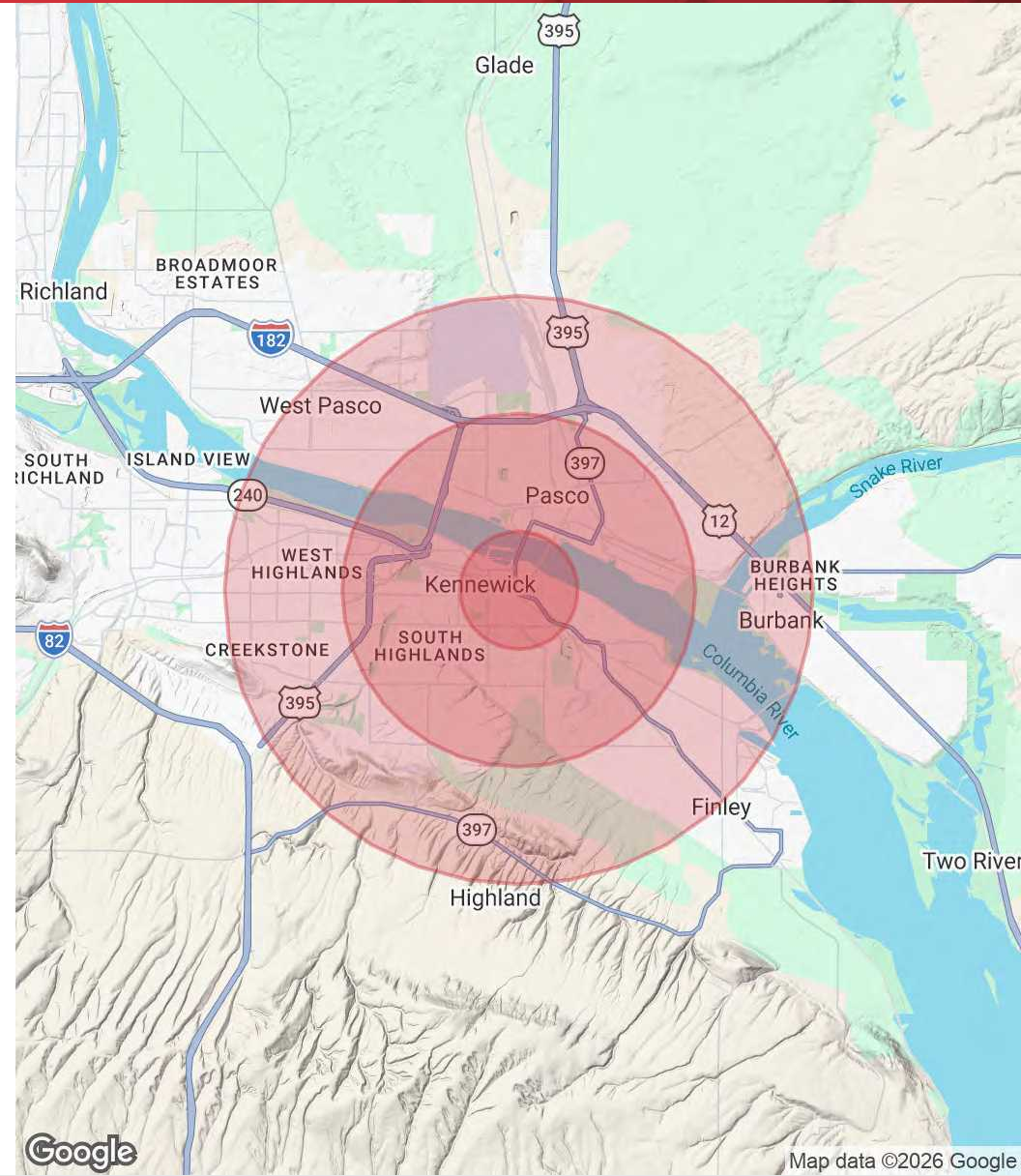


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,092	73,640	128,322
Average Age	36	35	36
Average Age (Male)	35	34	35
Average Age (Female)	37	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,125	24,021	43,132
# of Persons per HH	2.9	3.1	3
Average HH Income	\$74,989	\$79,550	\$94,279
Average House Value	\$264,501	\$296,582	\$344,830

2020 American Community Survey (ACS)



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