

FOR SALE



DEVELOPMENT OPPORTUNITY

3018 & 3028 E Bridgeport Avenue | Spokane, WA 99207



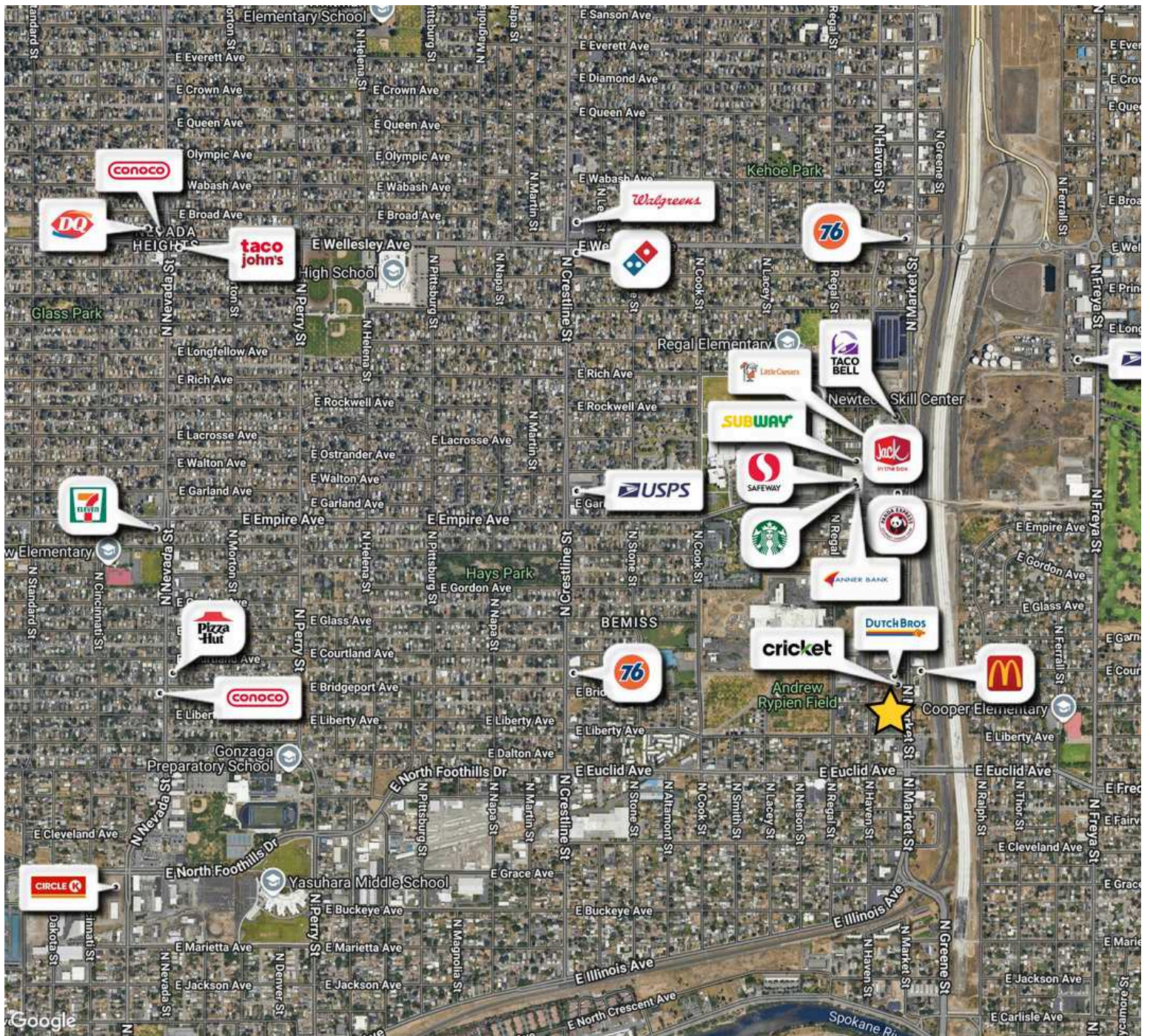
Offering Price | \$225,000

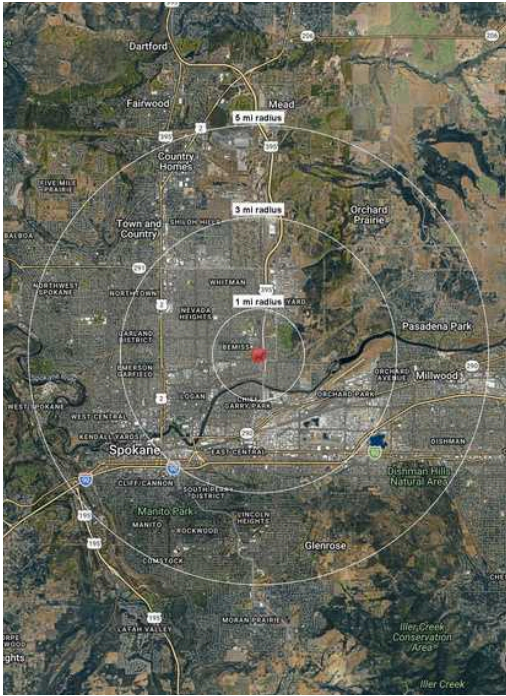
- LOT SIZE** | ±18,730 SF (±0.42 Acres)
- PARCEL NO.** | 35033.1302 & 35033.1301
- ZONING** | GC - 70
 - Current Tenant's lease expires in September 2026

CARL GUENZEL
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carlg@kiemleahagood.com

GUNNAR KNUTSON
509.755.7520
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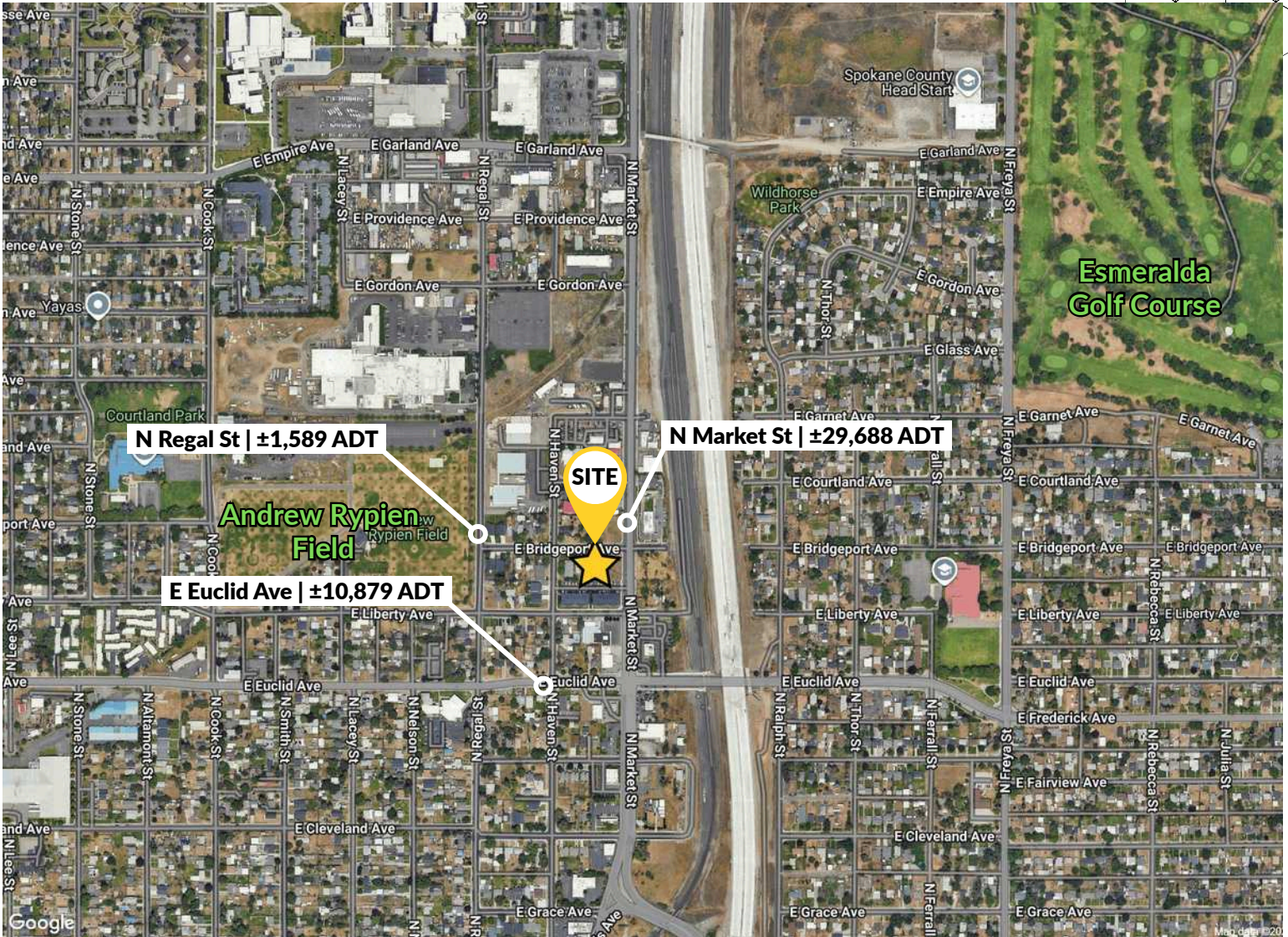
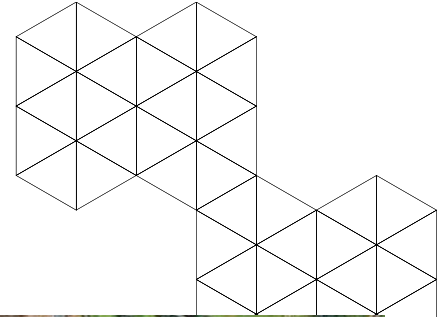
High Visibility Redevelopment Land For Sale Two neighboring parcels of GC-70 Land totaling 18,730 SF positioned with maximum visibility to N Market Street Ideal location for retail or multifamily development along the Future 395 corridor and highly trafficked arterial roadways. Current Tenant's lease expires in September 2026.





DEMOGRAPHICS

	1 MI	3 MI	5 MI
EST POPULATION 2025	14,032	91,262	234,903
PROJ. POPULATION 2030	14,075	90,698	232,419
EST. HOUSEHOLDS	5,607	36,987	100,635
MEDIAN AGE	36.5	34.5	36.8
2025 AVERAGE HHI	\$76,089	\$78,467	\$94,055
2025 MEDIAN HHI	\$60,987	\$59,611	\$70,763



DISTANCE & DRIVE TIMES

Spokane International Airport

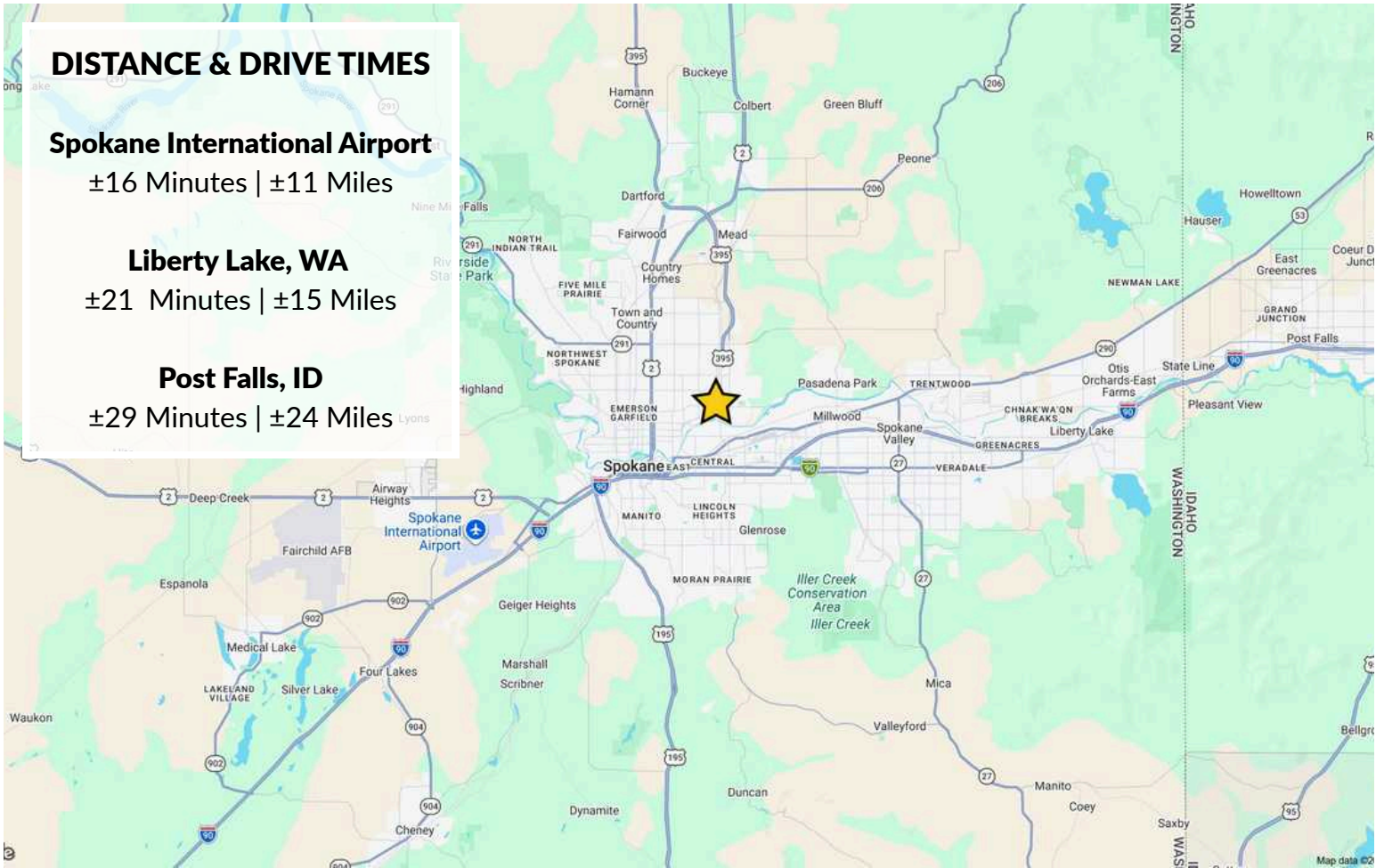
±16 Minutes | ±11 Miles

Liberty Lake, WA

±21 Minutes | ±15 Miles

Post Falls, ID

±29 Minutes | ±24 Miles



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VIEW LOCATION



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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 W MAIN AVENUE, SUITE 400
SPOKANE WA 99201