

FOR SALE



REDEVELOPMENT OPPORTUNITY

3405 N Market Street | Spokane, WA 99207



Offering Price | \$300,000

LOT SIZE | ±25,265 SF (±0.58 Acres)
PARCEL NO. | 35033.1605 & 35033.1606
ZONING | GC - 70

CARL GUENZEL
509.755.7543

carlg@kiemlehgood.com

GUNNAR KNUTSON
509.755.7520

gunnar.knutson@kiemlehgood.com

KIEMLEHAGOOD

PROPERTY OVERVIEW | SURROUNDING RETAILERS REDEVELOPMENT OPPORTUNITY **FOR SALE**

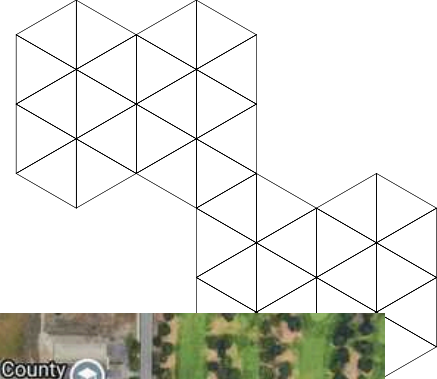
High-visibility redevelopment opportunity featuring adjacent GC-70 zoned parcels totaling ±25,265 SF. Strategically positioned for maximum exposure along N Market Street, this prime site offers exceptional frontage on one of the city's busiest arterial corridors. Ideal for a variety of commercial development uses, the property benefits from strong traffic counts and excellent accessibility.





DEMOGRAPHICS

	1 MI	3 MI	5 MI
EST POPULATION 2025	13,644	91,421	234,166
PROJ. POPULATION 2030	13,669	90,747	231,709
EST. HOUSEHOLDS	5,401	37,082	100,321
MEDIAN AGE	36.2	34.5	36.8
2025 AVERAGE HHI	\$76,803	\$78,493	\$93,909
2025 MEDIAN HHI	\$61,725	\$59,653	\$70,666



DISTANCE & DRIVE TIMES

Spokane International Airport

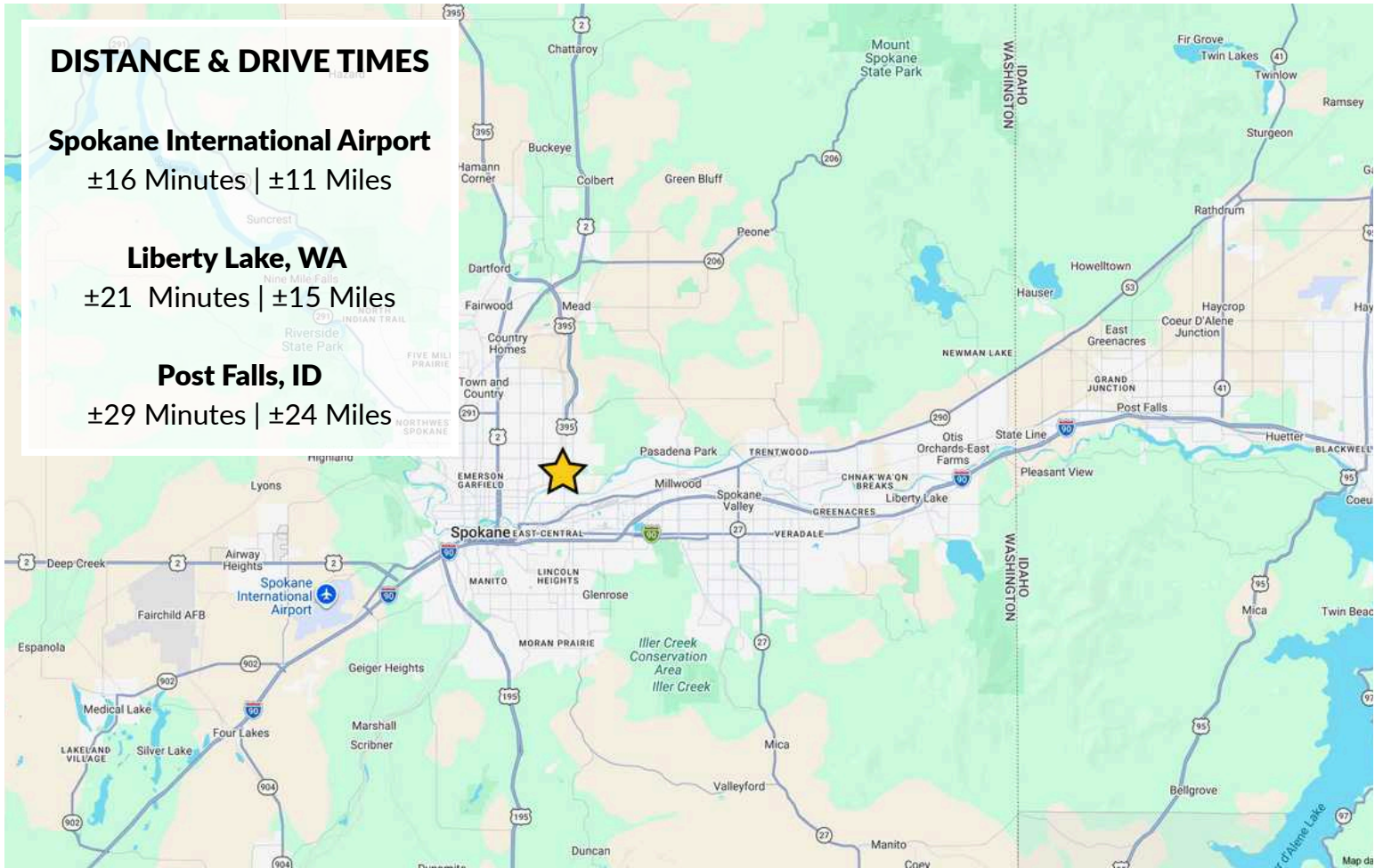
±16 Minutes | ±11 Miles

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