

FOR SALE



HIGH VISIBILITY DEVELOPMENT LAND

2828 N Market Street | Spokane, WA 99207



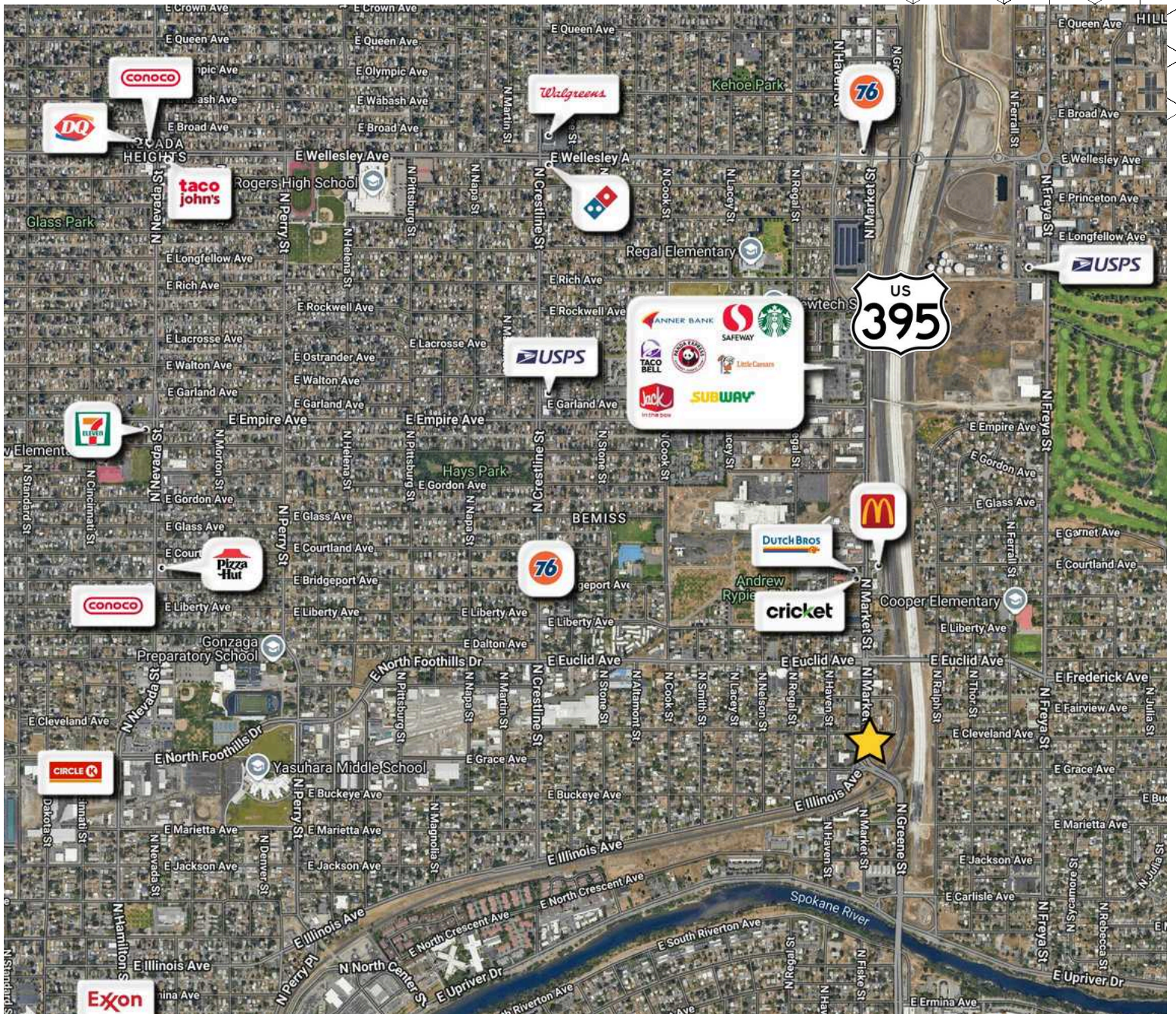
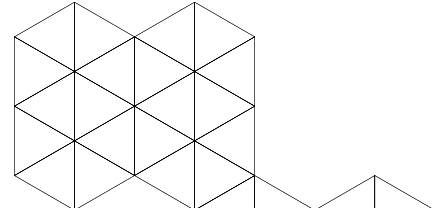
Offering Price | \$599,000

- LOT SIZE** | ±50,272 SF (±1.2 Acres)
- PARCEL NUMBERS** | 35102.1901, 35102.1902, 35102.1903, 35102.1904, 35102.1905, 35102.1906
- ZONING** | GC - 70

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High Visibility Redevelopment Land For Sale. This offering includes six contiguous GC-70 zoned parcels totaling ±52,272 square feet, strategically positioned for maximum exposure with direct access to North Market Street. The site presents an exceptional opportunity for mid sized retail or multifamily development, benefiting from its location along the future Highway 395 corridor and proximity to the Community Colleges of Spokane. Surrounded by strong traffic counts and ongoing growth.





DEMOGRAPHICS

	1 MI	3 MI	5 MI
EST POPULATION 2025	12,977	92,760	238,641
PROJ. POPULATION 2030	13,001	92,543	235,911
EST. HOUSEHOLDS	5,231	37,485	102,473
MEDIAN AGE	36.6	34.7	37.0
2025 AVERAGE HHI	\$77,418	\$79,051	\$94,436
2025 MEDIAN HHI	\$62,274	\$60,010	\$70,740

