

FOR SALE



DEVELOPMENT OPPORTUNITY

3103 E Liberty Avenue | Spokane, WA 99207



KIEMLEHAGOOD

Offering Price | \$75,000

LOT SIZE | ±6,098 SF (±0.13 Acres)
PARCEL NO. | 35033.1209
ZONING | GC - 70

- Currently a billboard on sites paying rent

CARL GUENZEL
509.755.7543
carlg@kiemlehgood.com

GUNNAR KNUTSON
509.755.7520
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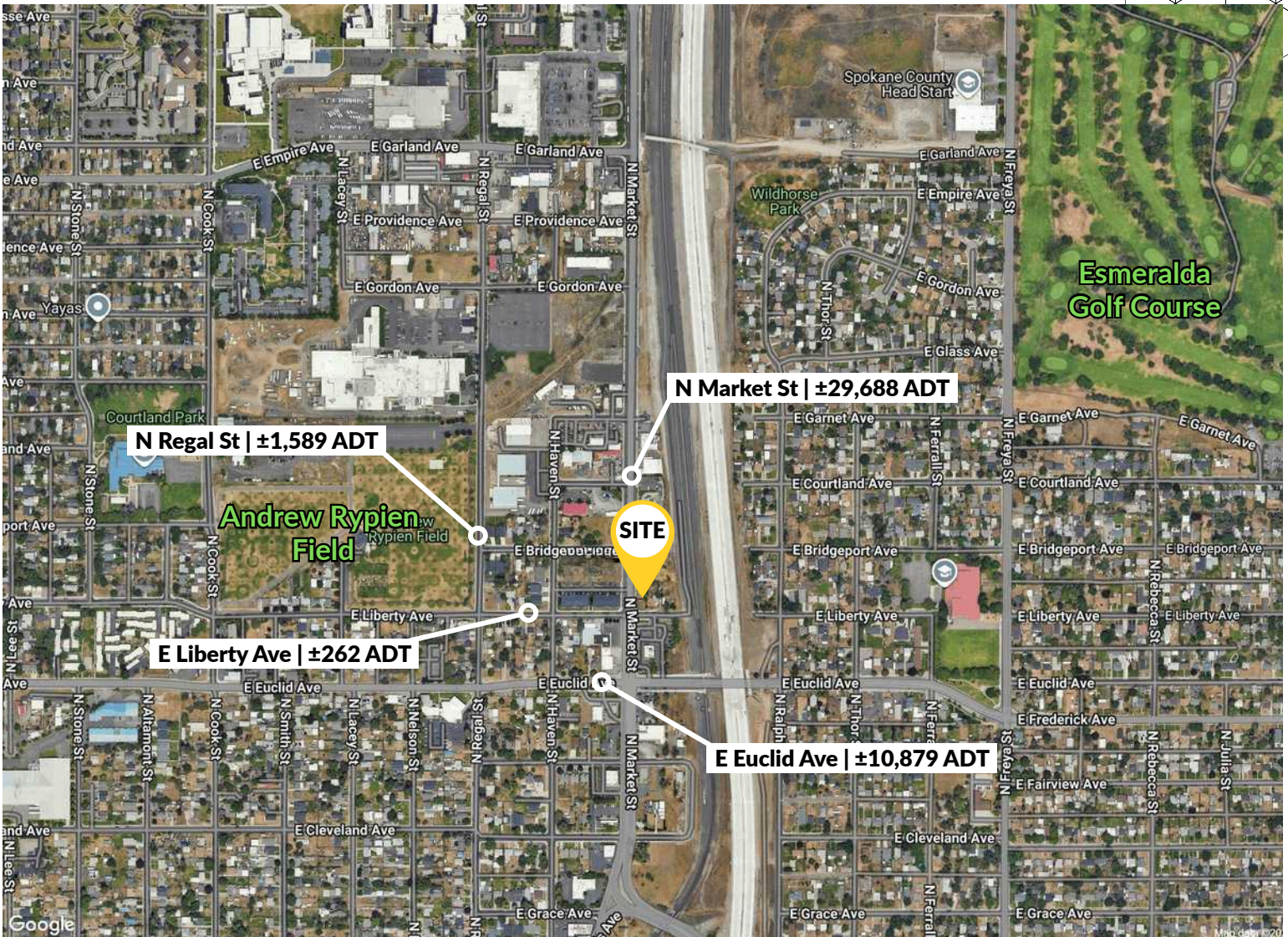
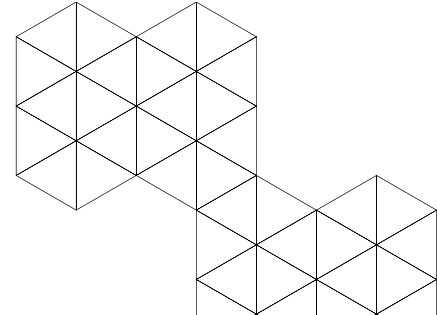
Positioned on a highly visible corner along North Market Street, this ±6,098 square foot parcel offers an outstanding opportunity for commercial development. With strong traffic counts and excellent frontage, the site provides maximum exposure for a wide range of business uses. Its strategic location offers convenient access to the new North/South Freeway, enhancing connectivity to surrounding areas and supporting long term growth potential. Currently a billboard on site paying rent.





DEMOGRAPHICS

	1 MI	3 MI	5 MI
EST POPULATION 2025	13,195	90,817	234,670
PROJ. POPULATION 2030	13,223	90,330	232,160
EST. HOUSEHOLDS	5,234	36,675	100,659
MEDIAN AGE	36.3	34.5	36.8
2025 AVERAGE HHI	\$77,275	\$79,060	\$93,788
2025 MEDIAN HHI	\$62,288	\$60,146	\$70,528



DISTANCE & DRIVE TIMES

Spokane International Airport

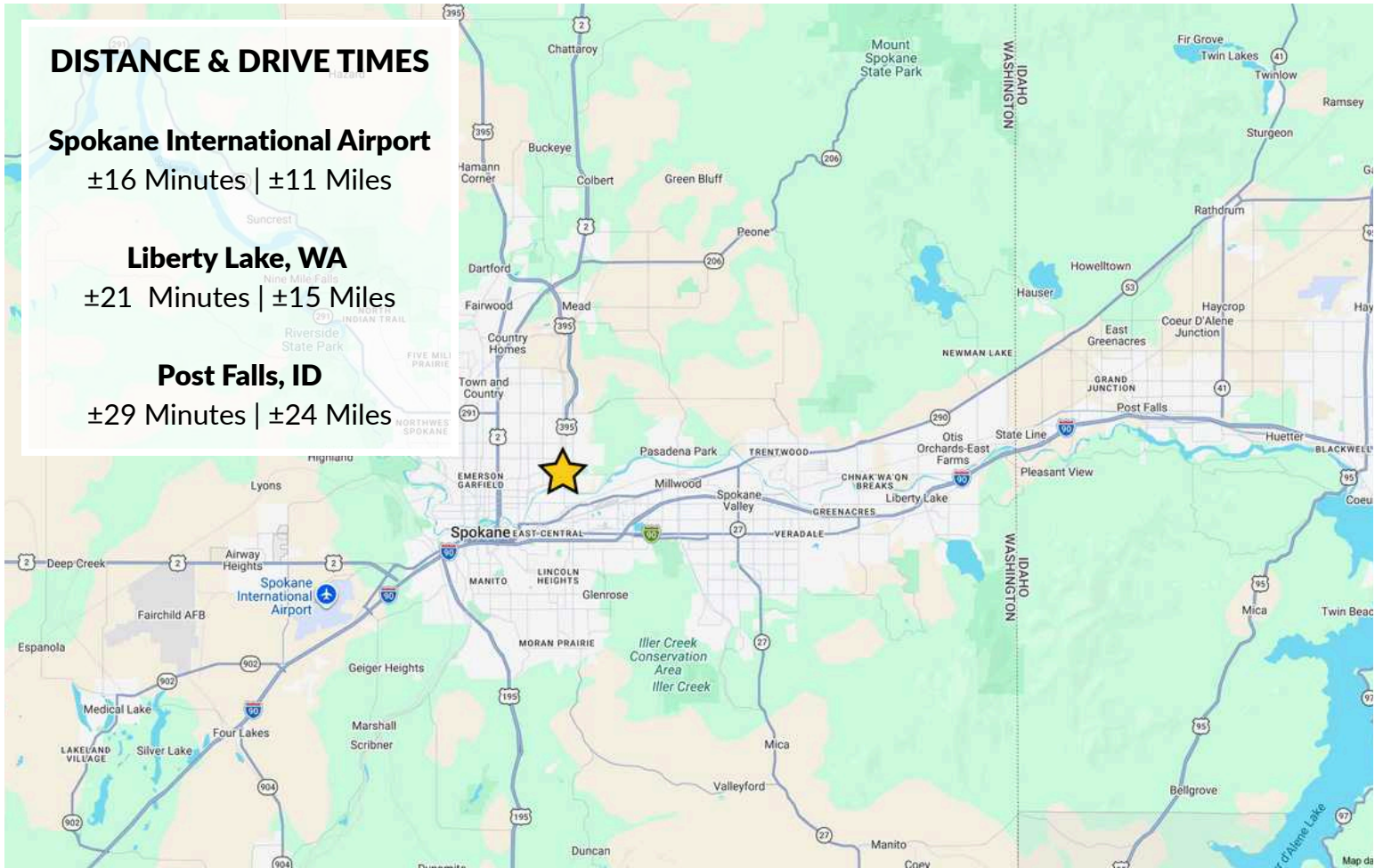
±16 Minutes | ±11 Miles

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