



Cheney Self Storage/Industrial Land

Cheney Plaza Rd & Front St, Cheney, WA 99007

■ OVERVIEW SUMMARY

Great Development Opportunity

Situated at the corner of Cheney Plaza Road and Front Street, this 7.35-acre piece of empty land is perfect for commercial development. Located in the Southern part Spokane County in Cheney, near Eastern Washington University, it offers fantastic visibility. Priced at \$960,500, or \$3.00 per square foot, the land is divided into six parcels ranging from 0.99 to 1.74 acres, giving you plenty of options for phased construction or mixed-use plans.

Flexible Zoning

The land is zoned Light Industrial by the City of Cheney, allowing for a wide range of commercial uses. You can explore options like self-storage, co-working spaces, retail, medical facilities, or large warehouses.

Market Demand

The Cheney storage market is thriving, with nearby facilities running at 96% and 98% occupancy. At \$1.15 per square foot, market rents are solid. The area within a five-mile radius is growing quickly, with a projected population of 18,206 by 2030 and an average household income of \$71,869.

Turning Ideas Into Reality

Whether you're planning an industrial warehouse or a modern self storage complex, this site is ready for your vision. Current designs show the potential for an 80,000 square foot storage complex using just three parcels, leaving room for further development or even separate projects on the remaining land.

■ SITE INFO

Price:	\$990,000 \$3.12/SF
Market:	Cheney, Airport, Medical Lake, South Spokane County
County:	Spokane County
Land Size:	7.35 Acres
Exposure:	Cheney Plaza Road, Eastern Washington University, 1st Street
Zoning:	Light Industrial (City of Cheney)

A hypothetical rendering of a storage complex showcasing its potential design and layout



Cheney Vacant Land Demographics	0-1 Mi	0-3 Mi	0-5 Mi
2025 Population	4,291	13,058	17,893
2030 Population Projection	4,362	13,275	18,206
Median Household Income	\$36,226	\$41,041	\$51,484
Average Household Income	\$54,917	\$61,643	\$71,869
Occupied Housing Units	1,744	5,124	7,058

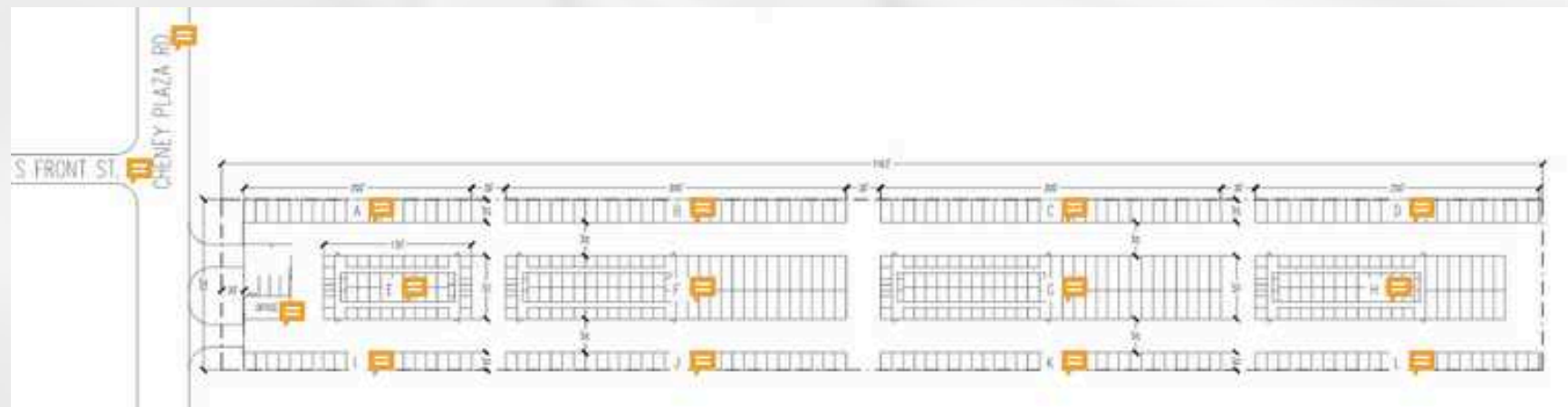
Parcel Number	Size (Acres)
13133.2501	1.12 Acres
13133.2601	1.26 Acres
13133.2701	1.12 Acres
13133.1101	1.12 Acres
13133.1201	1.74 Acres
13133.1301	0.99 Acres

■ ZONING CODE (USES)

Light Industrial Code (City of Cheney)	
Motor Vehicle Sales/Rental	P
Motor Vehicle Servicing/Repair	P
Office	P
General Retail	P
Medical	P
Industrial	P
Co-work Office Space	P
Self-Service Storage	P
Self-Service Storage with Co-Work Office Space	P
Industrial Services	P
Manufacturing and Production	P
Railroad Yards	P
Research and Development	P
Warehouse/Freight Movement	P
Wholesale Sales	P
Waste-Related	P



***A hypothetical rendering of a storage complex showcasing its potential design and layout* 45,000 SF Net Rentable (Using 3 of 6 Parcels)**



***A hypothetical rendering of a storage complex showcasing its potential design and layout* +/-80,000 SF Net Rentable (Using 3 of 6 Parcels)**

■ CHENEY STORAGE MARKET

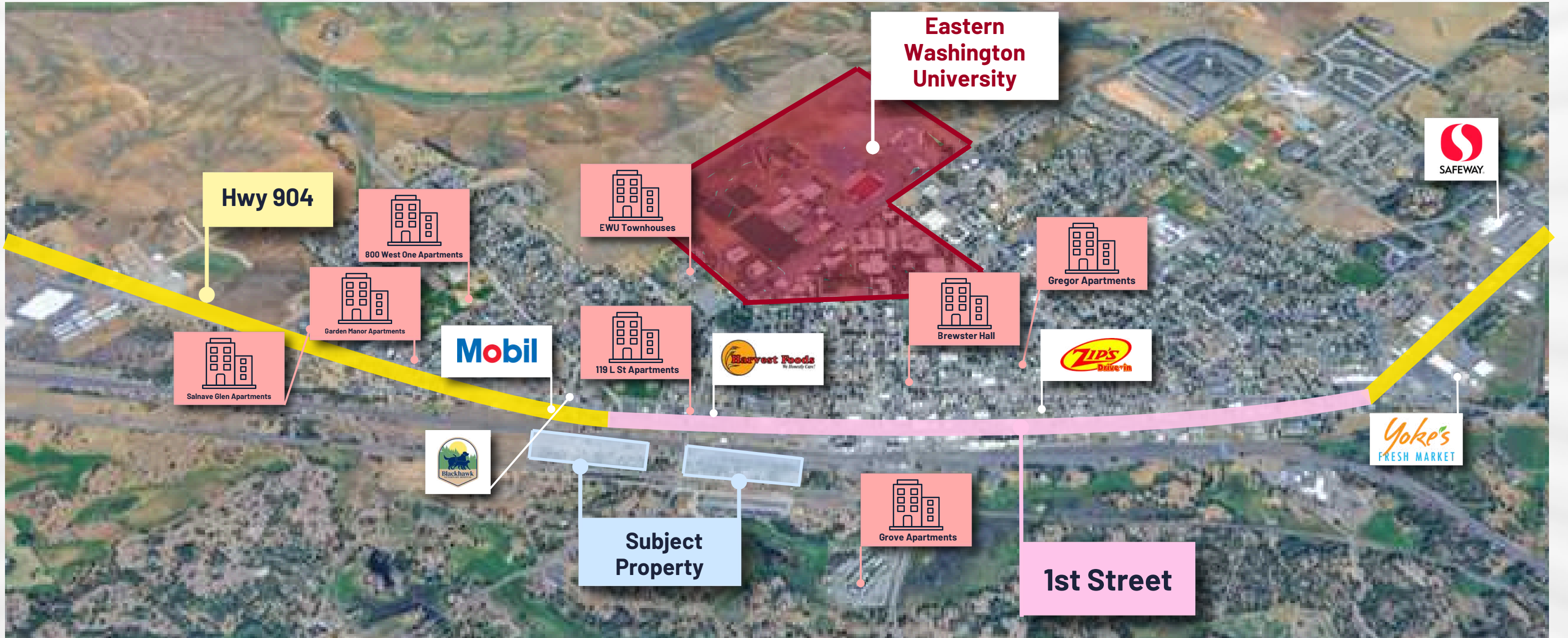
Facility Name	Occ %	Rentable SF
Cheney Self Storage	98%	88,458
Secure-It Self Storage	96%	110,902

Avg \$/SF Market Rent: \$1.15/SF

Market Climate Controlled: 0.00%



■ AERIAL MAP



PHOTOS



■ AGENT SUMMARY



Ryan Layton

Sr. Self Storage Advisor
(509) 435-2424
rlayton@areanw.com
WA Broker Lic# 27102

- Member Washington State Commercial Brokers Association (CBA)
- Board Member Washington State Self Storage Association (WASSA)
- Washington/Idaho Argus Self Storage Advisor
- \$150 Million in Self Storage Transactions (2023-2025)
- Designated Broker in Washington State and Idaho



Greg Meager

Self Storage Advisor
(509) 795-4431
greg@areanw.com
WA Broker Lic# 123803

CONTACT US FOR DETAILS & INFO

Interested buyers are required to direct all communications, inquiries, site visit requests, and Letters of Intent to the American Real Estate Associates team member listed, who serves as the Seller's representative.



Kael Layton

Broker / Sales Analyst
(509) 999-0429
kael@areanw.com
WA Broker Lic# 25034038