

# FOR SALE



## RETAIL BUILDING

14009 E Sprague Avenue | Spokane Valley, WA 99216

**[KIEMLEHAGOOD**

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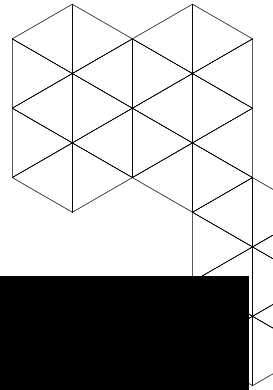


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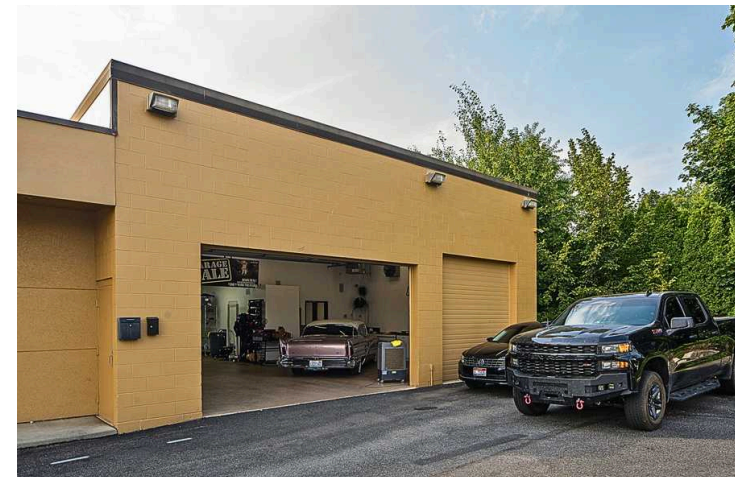
14009 E Sprague Avenue  
Spokane Valley, WA 99216

**SALE PRICE**    **\$799,000**

- BUILDING SIZE**    |    ±2,784 SF
- LOT SIZE**         |    ±11,400 SF
- PARCEL NO.**     |    45143.2846
- ZONING**         |    CMU
- YEAR BUILT**    |    1996



Single Tenant Retail Building with two Car Bays  
Excellent visibility and Pylon Signage  
*\*Tenant has vacated*





DISTANCE AND DRIVE TIMES

WEST

SPOKANE AIRPORT | ±21 Minutes, ±17 Miles  
 CHENEY, WA | ±33 Minutes, ±28 Miles

EAST

LIBERTY LAKE, WA | ±11 Minutes, ±7 Miles  
 COEUR D'ALENE, ID | ±30 Minutes, ±24 Miles

NORTH

DEER PARK, WA | ±43 Minutes, ±23 Miles

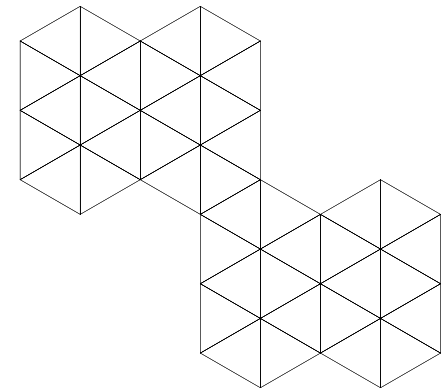
SOUTH

PULLMAN, WA | ±1 Hour 31 Minutes, ±86 Miles



DEMOGRAPHICS

	1 MI	3 MI	5MI
EST POPULATION 2025	12,920	86,367	130,864
PROJ. POPULATION 2030	12,882	88,438	133,557
ADJ. DAYTIME DEMO	8,586	58,402	89,149
2025 AVERAGE HHI	\$83,039	\$102,006	\$107,937
2025 MEDIAN HHI	\$67,803	\$81,908	\$85,081





**SUBJECT PROPERTY**

- SALE PRICE | \$799,000
- LISTING PRICE | SF | \$286.99 PSF
- SIZE | ±2,784 SF



**12219 E SPRAGUE AVENUE, SPOKANE**

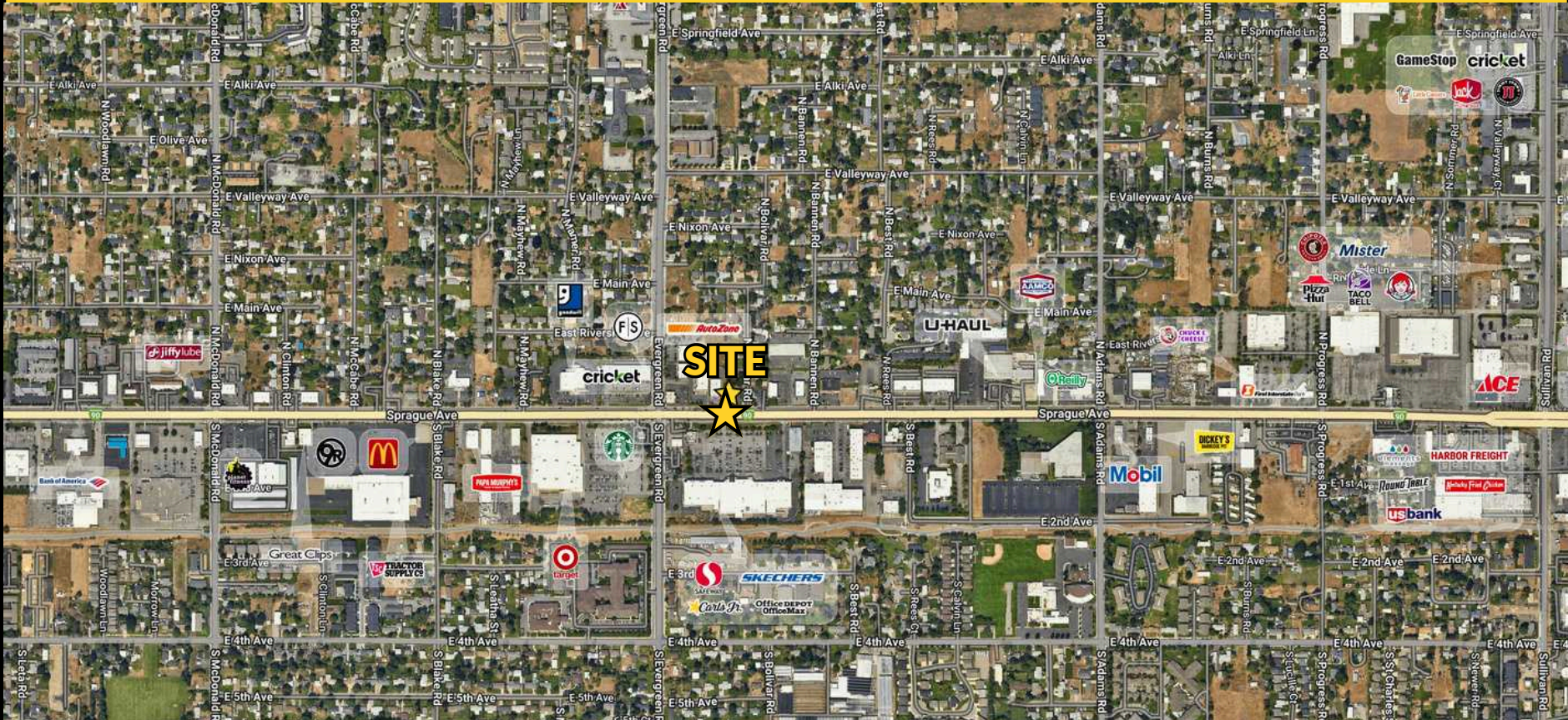
- SALE PRICE | \$825,000
- SALE PRICE | SF | \$370.62 PSF
- SIZE | ±2,226 SF



**1801 E 11<sup>TH</sup> AVENUE, SPOKANE**

- SALE PRICE | \$700,000
- SALE PRICE | SF | \$312.50 PSF
- SIZE | ±2,240 SF





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