



## 325 Torbett St

325 Torbett St Richland, Washington 99354

### Property Overview

Situated on nearly one acre of land, this highly visible commercial property is ideal for high-volume businesses requiring substantial on-site parking. Expansive glass windows flood the space with natural daylight, making it well suited for retail or office use. The property boasts an excellent location near Kadlec Regional Hospital, Chief Joseph Middle School, and the Uptown Shopping Center, with close proximity to a mix of local and national dining options.

### Property Highlights

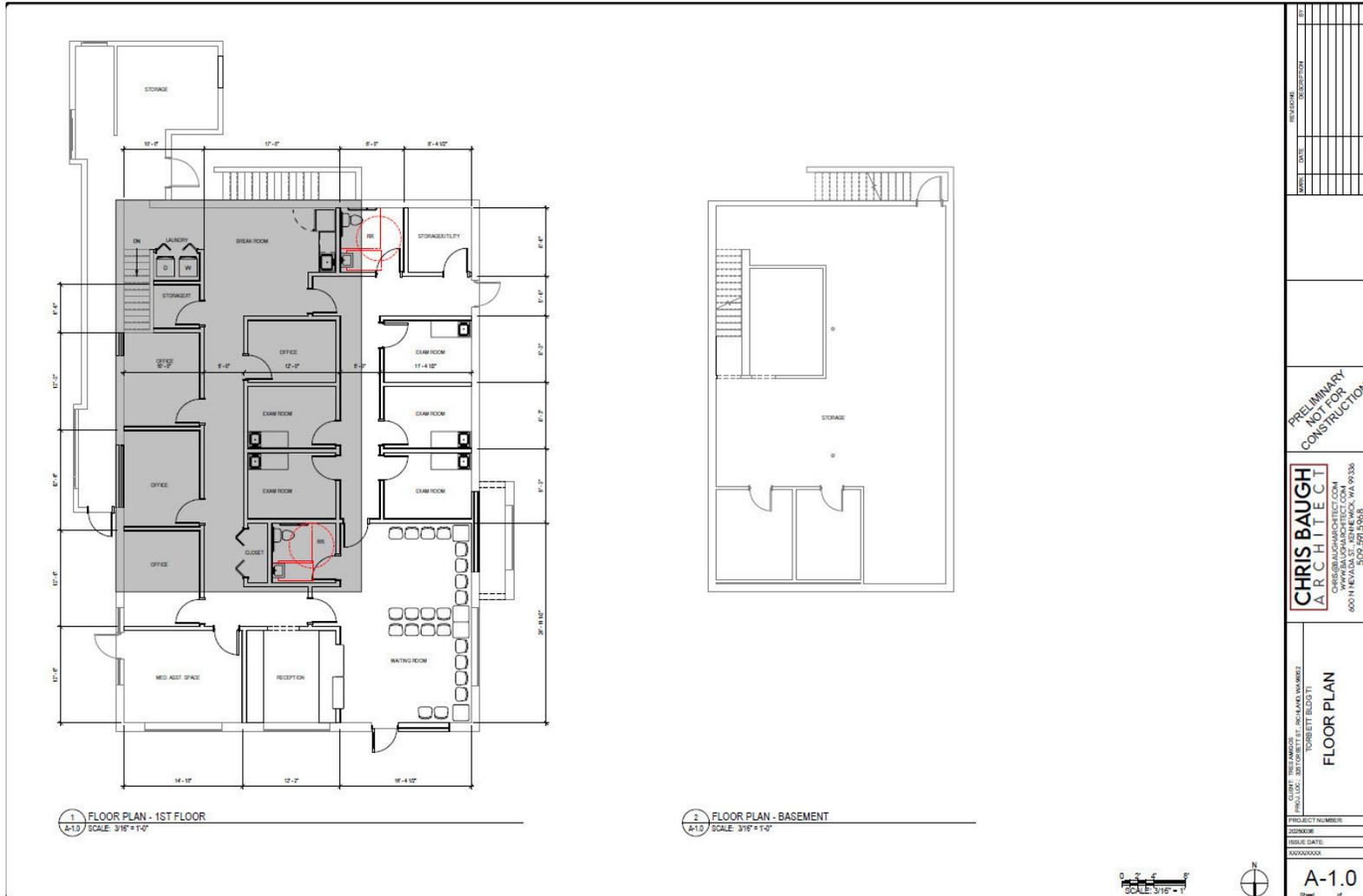
- Located on a signalized corner
- Easy ingress and egress access
- Ample parking
- Tenant Improvement Allowance negotiable

<b>Lease Rate:</b>	\$20 PSF + (NNN)
<b>Building Size:</b>	±4,985 SF

### For More Information

#### Todd Sternfeld

Principal / Commercial Broker  
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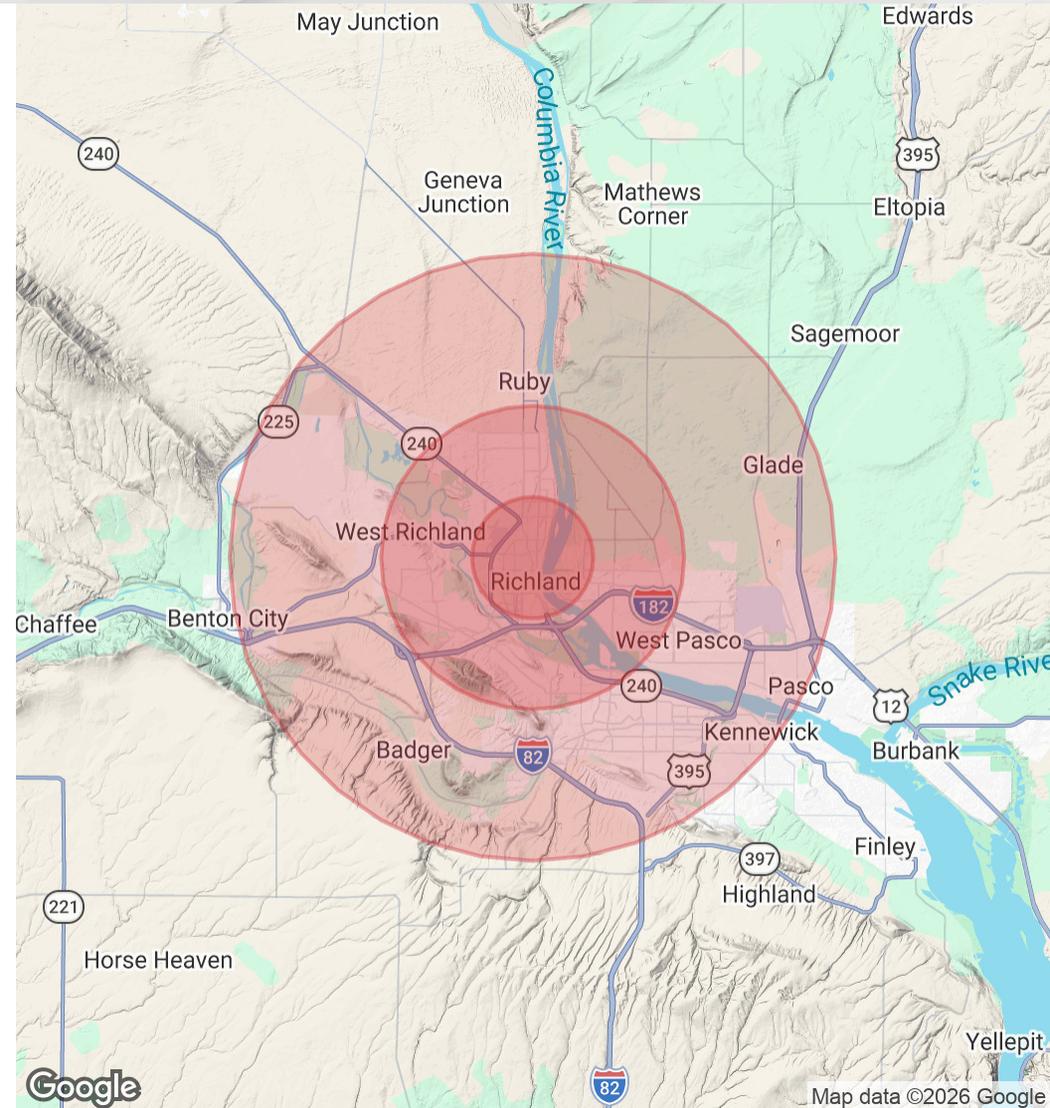
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Population	2 Miles	5 Miles	10 Miles
<b>Total Population</b>	28,258	99,995	222,299
<b>Average Age</b>	39	38	38
<b>Average Age (Male)</b>	37	37	37
<b>Average Age (Female)</b>	40	39	38

Households & Income	2 Miles	5 Miles	10 Miles
<b>Total Households</b>	11,225	37,425	80,285
<b># of Persons per HH</b>	2.5	2.7	2.8
<b>Average HH Income</b>	\$100,687	\$133,645	\$123,690
<b>Average House Value</b>	\$371,965	\$445,428	\$431,384

Demographics data derived from AlphaMap



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