



RETAIL SPACE

Available For Lease

±1,020 SF | \$16 PSF + NNN | MLS 288482

5215 W Clearwater Ave, Ste 108, Kennewick, WA 99336



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

89 Gage Blvd
Richland, WA 99352
509 943 5200 tel
naitri-cities.com

1,020 SF | Street Retail

Marineland Plaza - Ste 108

5215 W Clearwater Ave, Ste 108
Kennewick, Washington 99336

Property Overview

MLS 288482 - Take advantage of a high-visibility retail opportunity at one of the Tri-Cities' most traveled intersections — Clearwater Avenue and Edison Street in Kennewick. This well-established ±53,000 SF retail center combines strong daily traffic counts, excellent signage opportunities, and a complementary tenant mix that delivers consistent customer activity.

Perfect for retail, service, or specialty users looking to position their business in the heart of Kennewick's commercial district.

Please do not disturb the current tenant. Showings by appointment only through your commercial broker.

Property Highlights

- Prime location at Clearwater Avenue & Edison Street
- Outstanding exposure along a major arterial
- NNN: Estimated at \$5.25/SF
- Tenant Improvement Allowance: Available – terms negotiable
- Strong co-tenancy and established customer base
- Excellent access with ample on-site parking
- Ideal for retail, service, or specialty uses

For More Information

Todd Sternfeld

O: 509 539 3998
todd@naitcc.com



1,020 SF | Street Retail

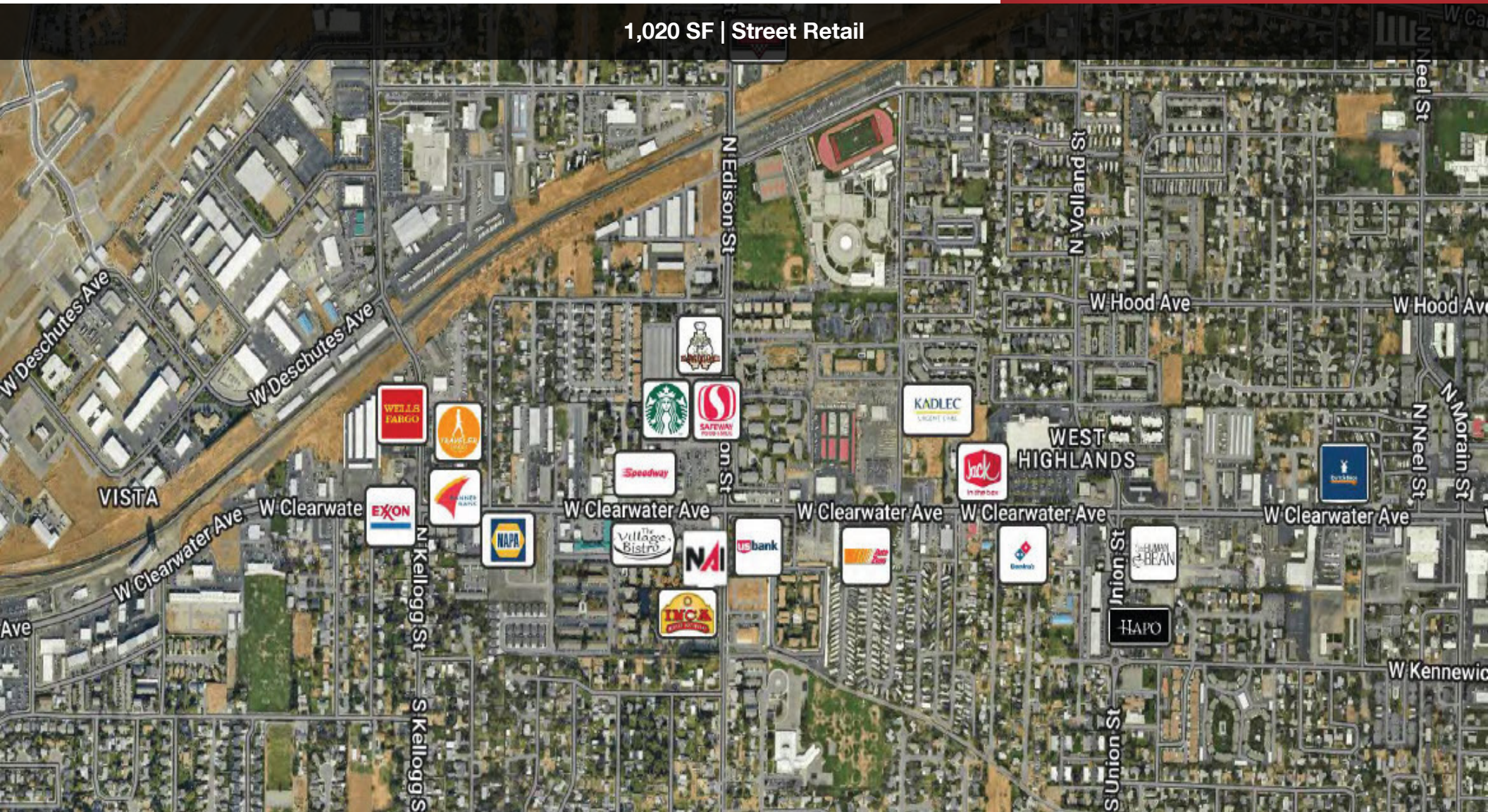


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

89 Gage Blvd
Richland, WA 99352
509 943 5200 tel
naitri-cities.com

1,020 SF | Street Retail

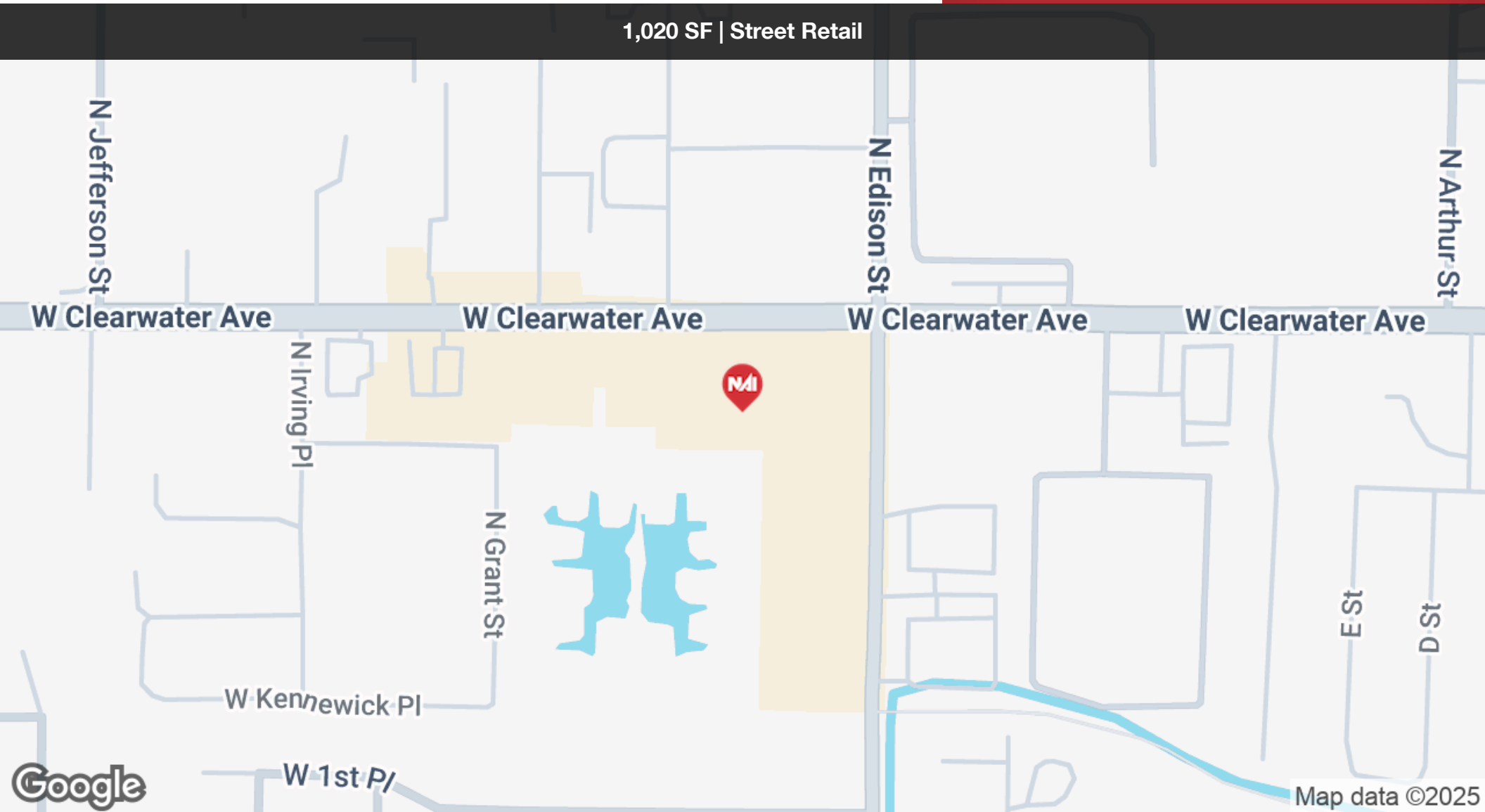
1,020 SF | Street Retail



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

89 Gage Blvd
Richland, WA 99352
509 943 5200 tel
naitri-cities.com

1,020 SF | Street Retail



1,020 SF | Street Retail

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,600	4,732	13,557
Average Age	34	34	36
Average Age (Male)	33	33	35
Average Age (Female)	35	35	37
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	639	1,885	5,104
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$63,144	\$63,941	\$82,120
Average House Value	\$244,114	\$240,935	\$307,182

Demographics data derived from AlphaMap

