

For Lease

// **1414 N ARGONNE RD**

Spokane, WA 99212



// PRESENTED BY:

CLAYTON MCFARLAND
COMMERCIAL & LEASING MANAGER
509.344.4929
CMCFARLAND@G-B.COM



// PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- \$3,750/month NNN
- Recently renovated
- NNN's estimated to be \$5.59/sf
- 1,426 square feet.
- Two newer hydraulic in-ground lifts.
- Two drive-thru bays
- Ample parking
- Located on major Spokane Valley arterial.

OFFERING SUMMARY

Lease Rate:	\$3,750.00 per month (NNN)
Number of Units:	1
Available SF:	1,426 SF
Lot Size:	11,991 SF
Building Size:	1,426 SF

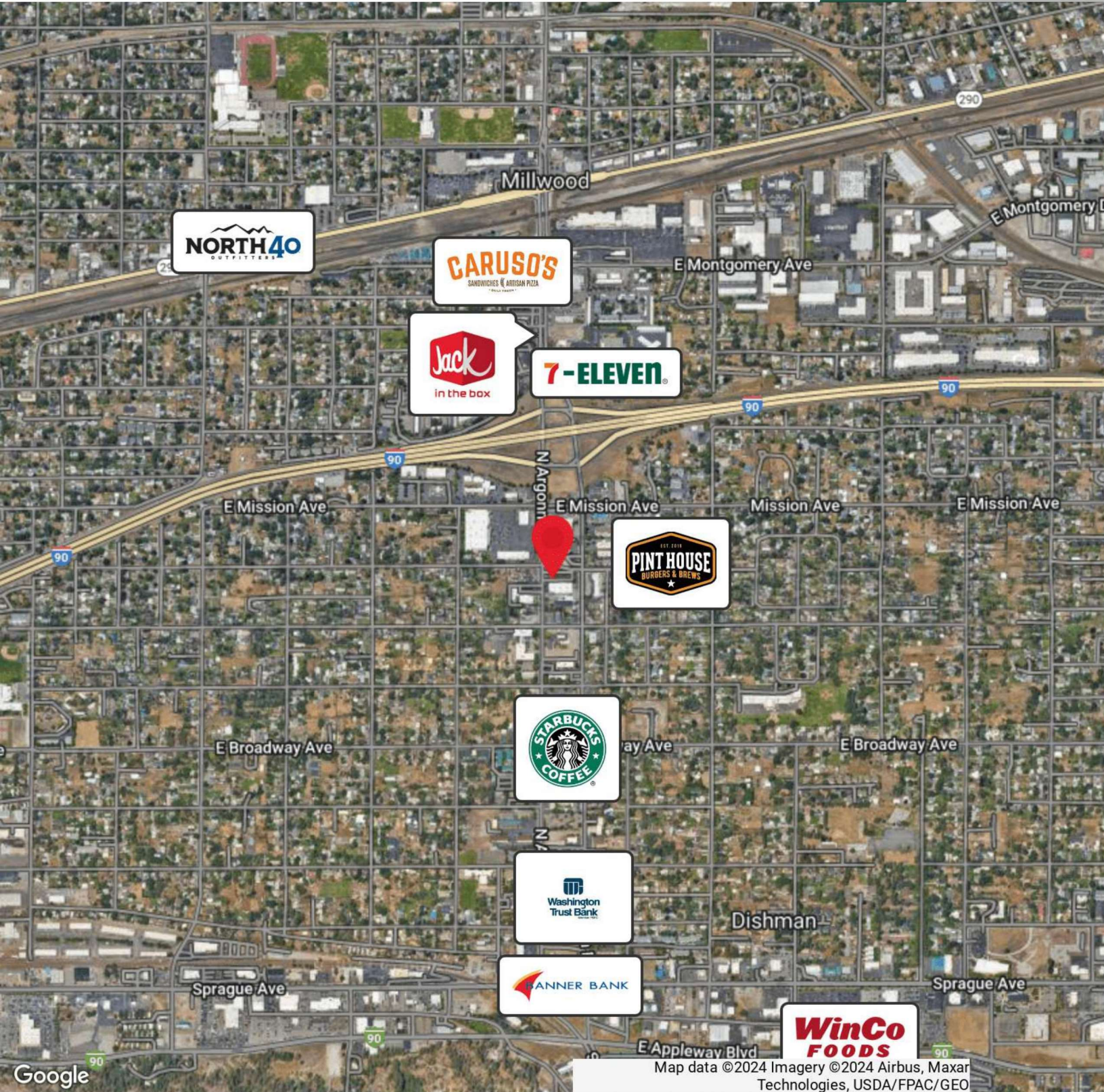
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	320	1,144	4,181
Total Population	793	2,661	9,800
Average HH Income	\$80,181	\$77,055	\$76,974

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// LOCATION MAP

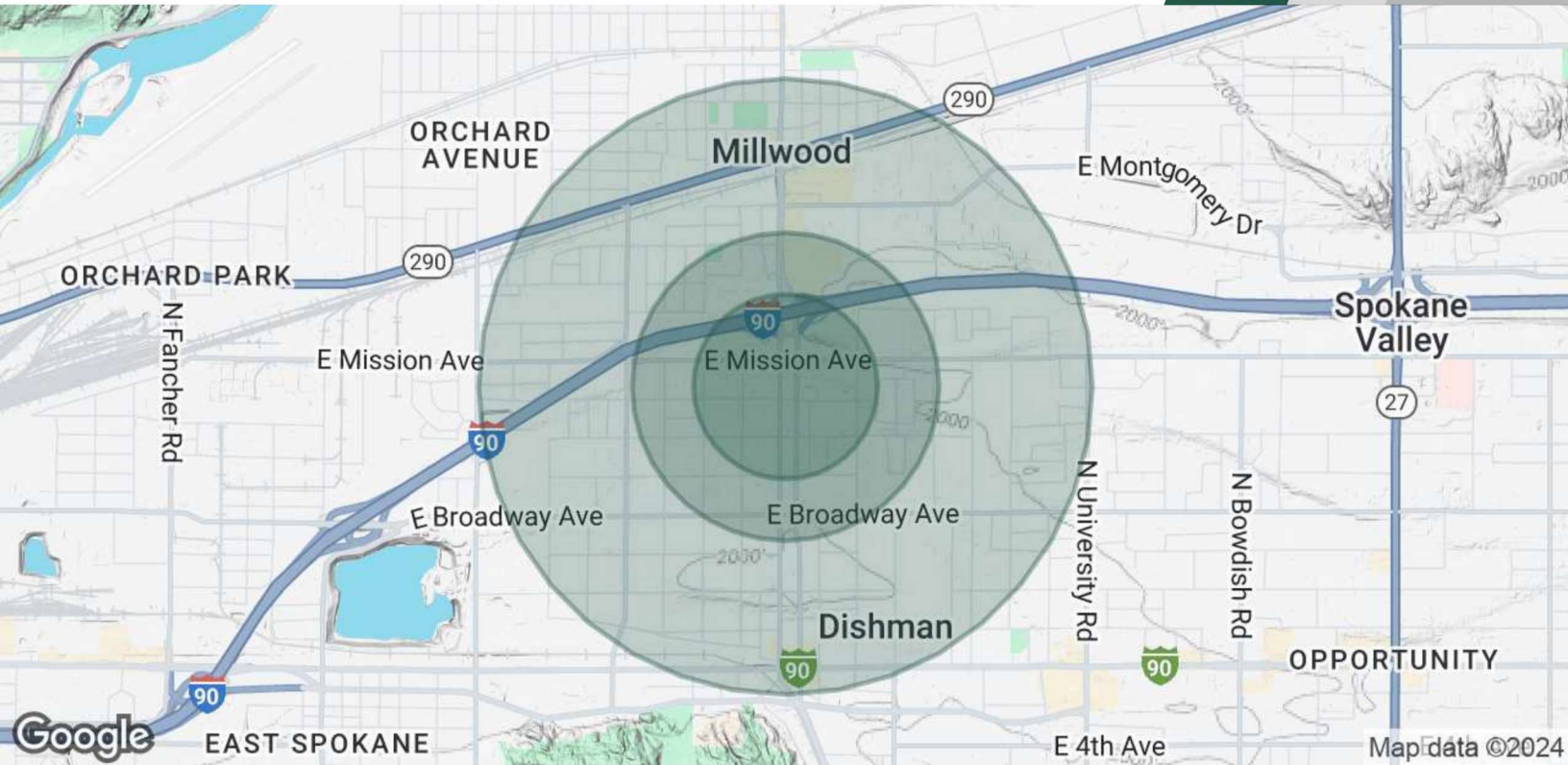


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// DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	793	2,661	9,800
Average Age	40	41	41
Average Age (Male)	40	40	40
Average Age (Female)	41	42	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	320	1,144	4,181
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$80,181	\$77,055	\$76,974
Average House Value	\$373,679	\$369,488	\$341,729

Demographics data derived from AlphaMap

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