



LEASE

**8927 W Tucannon Ave
Suites 102 & 300**

8927 W TUCANNON AVE SUITES 102 & 300

Kennewick, WA 99336

PRESENTED BY:

JAMES WADE

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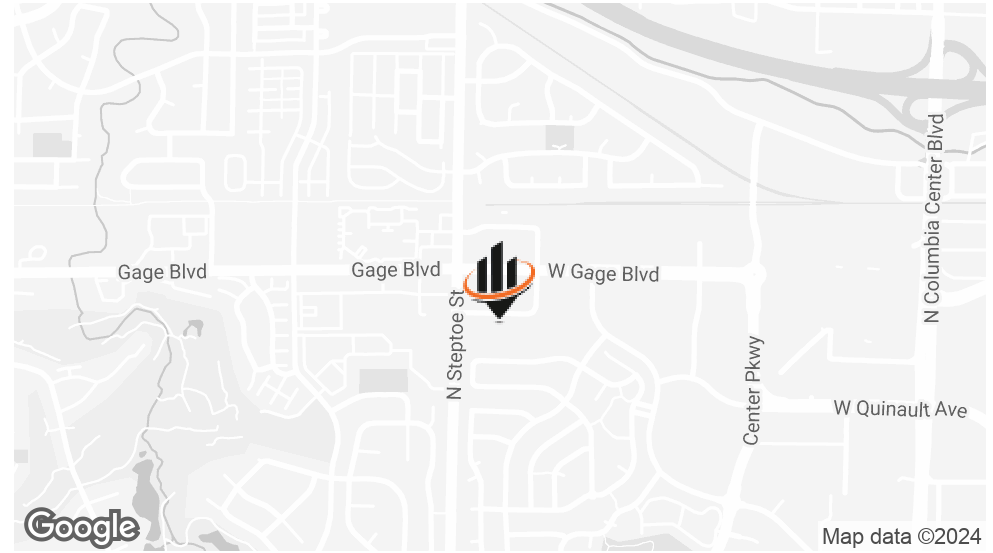
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$5,200.00 per month (Gross)
BUILDING SIZE:	4,872 SF
AVAILABLE SF:	3,000 SF
LOT SIZE:	1 Acres
YEAR BUILT:	2003
ZONING:	Commercial Office
APN:	131992000019001

PROPERTY OVERVIEW

Two Suites to be leased, full gross lease. Newly remodeled. Downstairs suites have 3 offices, two shared restrooms, and IT closet. Upstairs suite has 7 offices two restrooms, break room, and a conference room. Space will be available to move in October/November of 2024. Please do not disturb Tenant and call LA for details.

PROPERTY HIGHLIGHTS

- Newly Remodeled
- Great Location Heart of Kennewick Business District
- Large Open Area For Cubicles

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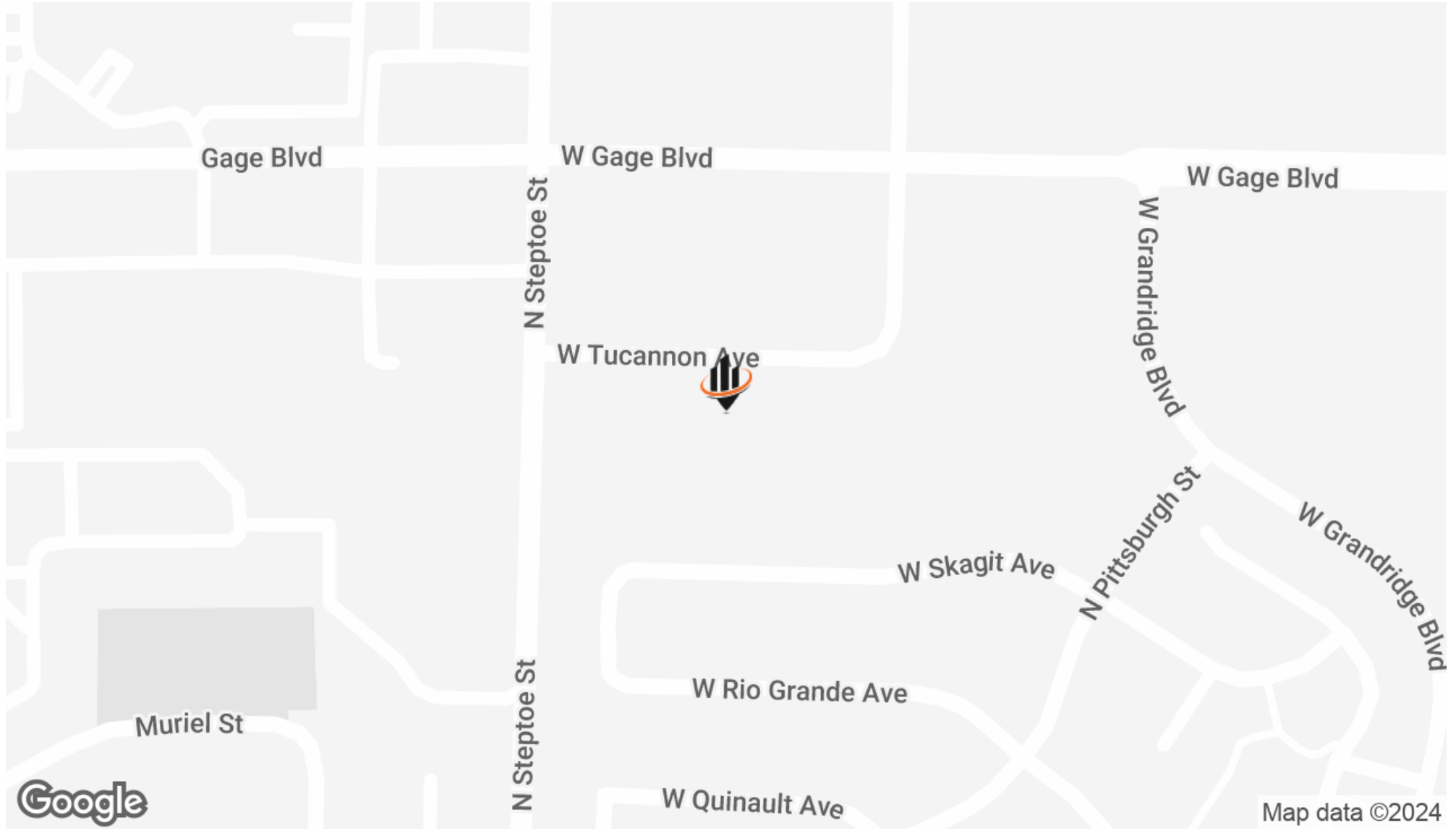
ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

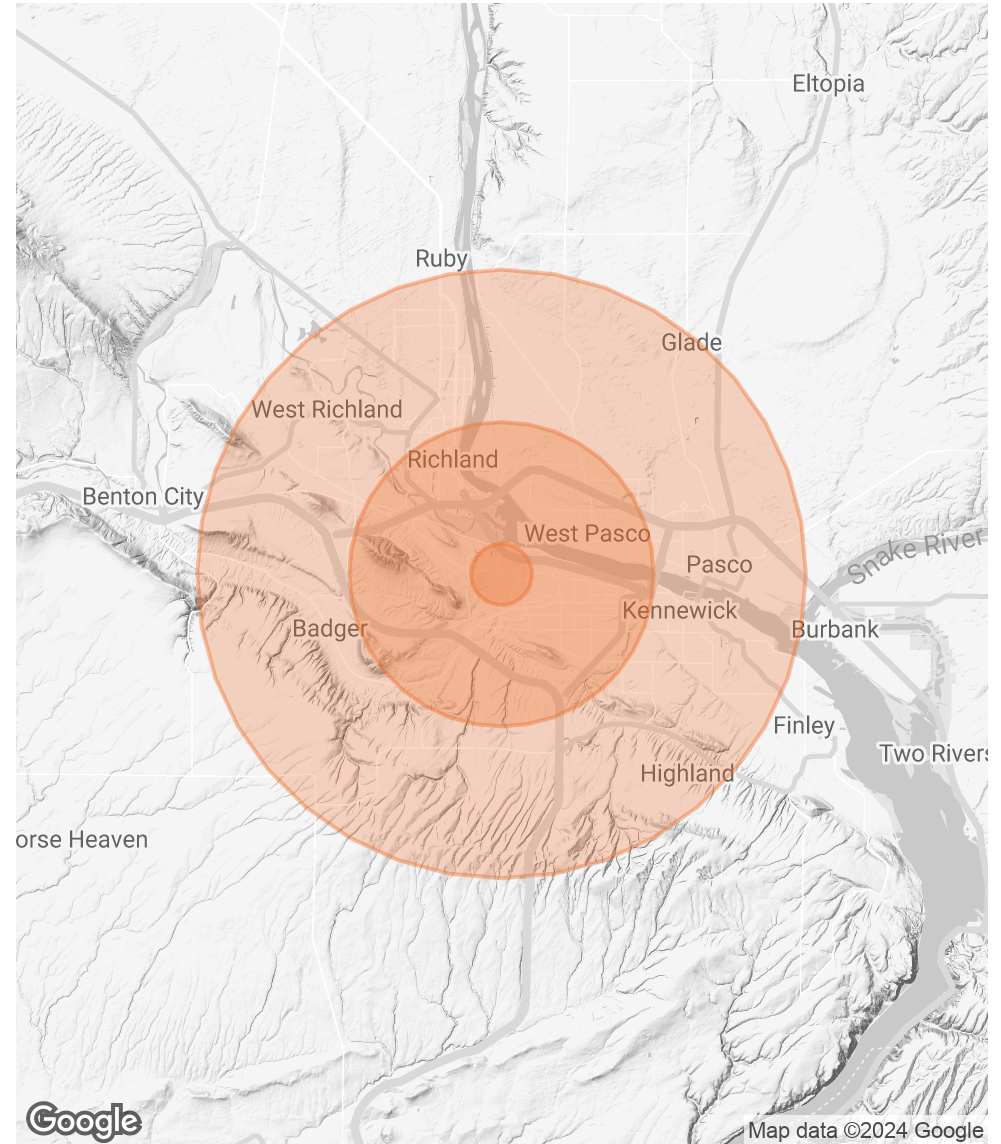
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	10,927	126,258	249,458
AVERAGE AGE	38.8	36.6	34.9
AVERAGE AGE (MALE)	37.1	35.2	34.2
AVERAGE AGE (FEMALE)	39.9	37.2	35.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,956	48,421	90,864
# OF PERSONS PER HH	2.2	2.6	2.7
AVERAGE HH INCOME	\$81,934	\$91,305	\$87,138
AVERAGE HOUSE VALUE	\$262,429	\$263,395	\$246,628

* Demographic data derived from 2020 ACS - US Census



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