

# FOR SALE 8840 W CLEARWATER

Kennewick, WA 99336

**PRESENTED BY:**

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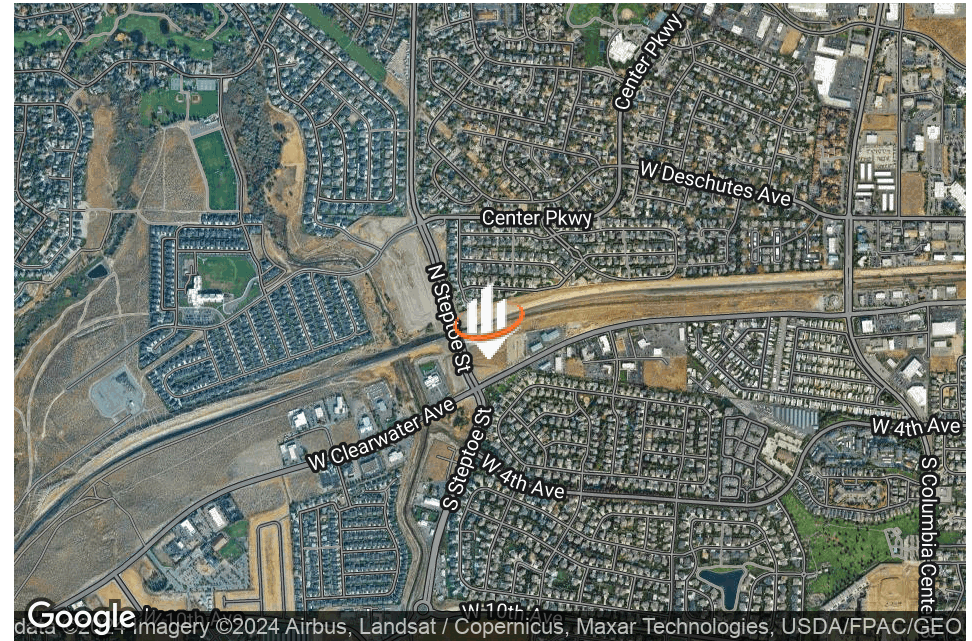
WA #109003



SECTION 1

PROPERTY  
INFORMATION





## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$15.00 / SF
<b>LOT SIZE:</b>	4.26 Acres
<b>PRICE / ACRE:</b>	\$653,400

## PROPERTY OVERVIEW

Premier location for retail or office. Located at the signalized intersection of Clearwater Ave and Steptoe Street. The Steptoe extension connects Richland and Pasco to South Kennewick. The available property is the best piece of ground available throughout the Steptoe corridor.

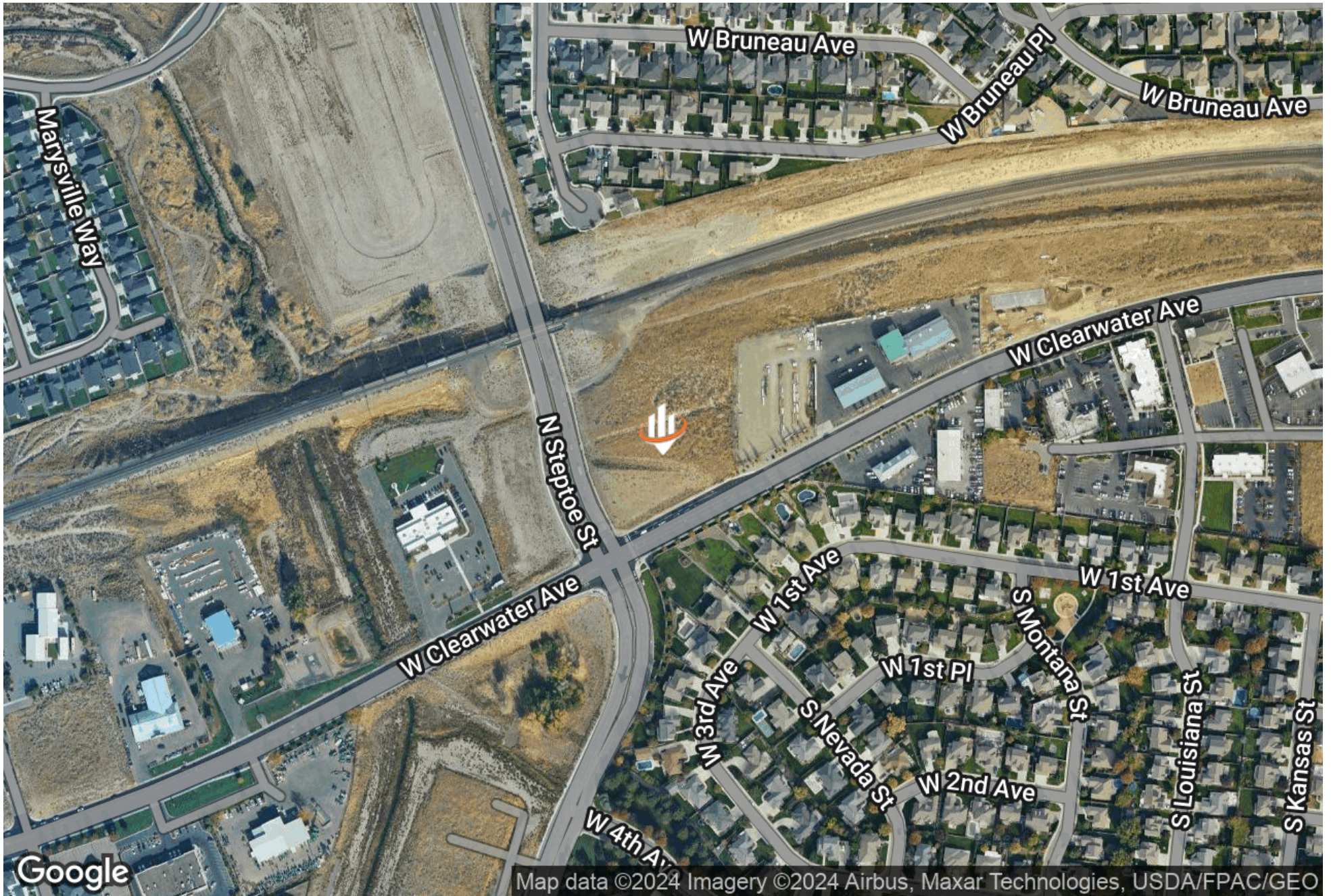
The bulk of Kennewick and Richlands new residential developments are located in close proximity to the subject property and the growth is projected to continue to skyrocket!

Price is \$15/sf









SECTION 2

DEMOGRAPHICS





## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,754	40,215	85,209
AVERAGE AGE	34.8	35.9	34.5
AVERAGE AGE (MALE)	34.8	35.0	33.8
AVERAGE AGE (FEMALE)	34.6	36.7	35.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,615	14,928	31,295
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$84,824	\$83,766	\$76,826
AVERAGE HOUSE VALUE	\$192,602	\$219,223	\$218,242

\* Demographic data derived from 2020 ACS - US Census

