



RICHLAND MIXED USE PROPERTY

1515 GEORGE WASHINGTON WAY
RICHLAND, WA 99352

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Property Summary



LEASE RATE: **\$20.00 SF/YR (NNN)**

OFFERING SUMMARY

Building Size (RBA):	8,820 SF
Available SF:	3,136 - 5,684 SF
Lot Size:	5.65 Acres
Year Built/RENOVATED:	1974/2024
Zoning:	C-2 Retail Business

PROPERTY OVERVIEW

Finished Office and Open Flex Space Available at The Franklin - A Mixed-Use property recently renovated with over 215 residential units and approx. 250 residents. This offering is for the commercial and office space on the main floor at the north end of the building. Private entrance to the office space as well as through the main entrance of the building. The existing offices, conference room and open event area are all available for lease with multiple configuration options. 8,300 SF outdoor area is also available for lease.

Office space available: Up to 3,136 SF
Open Event space available: 5,684 SF

PROPERTY HIGHLIGHTS

- George Washington Way Frontage
- Shared Amenities
- Newly Renovated Mixed-Use Building with New Residential Units

Zoning & Location Overview



ZONING

The property is zoned RETAIL BUSINESS DISTRICT [C-2], which is defined in the City of Richland Municipal Code, Chapter 23.22.010 as:

The retail business use district [C-2] is a business zone classification providing for a wide range of retail business uses and services compatible to the core of the city and providing a focal point for the commerce of the city. All activities shall be conducted within an enclosed building except that off-street loading, parking, and servicing of automobiles may be in the open and except that outdoor storage may be permitted when conducted in conjunction with the principal operation which is in an enclosed adjoining building. This zoning classification is intended to be applied to some portions of the city that are designated commercial under the city of Richland comprehensive plan.

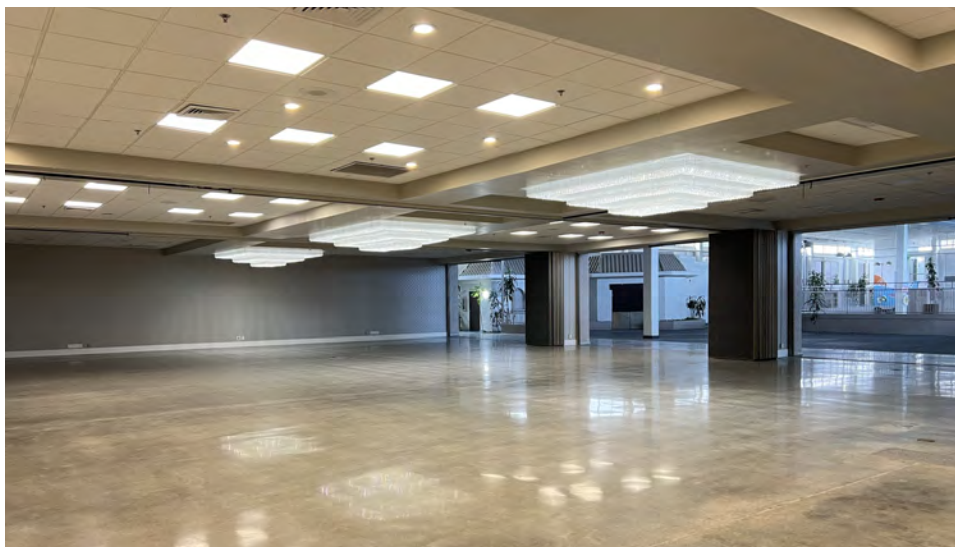
LOCATION DESCRIPTION

This is the site of the former Tower Inn in Richland. The property is being renovated and repurposed into residential units. With George Washington Way frontage, this site will house over 250 residents and be a prime spot for commerce.

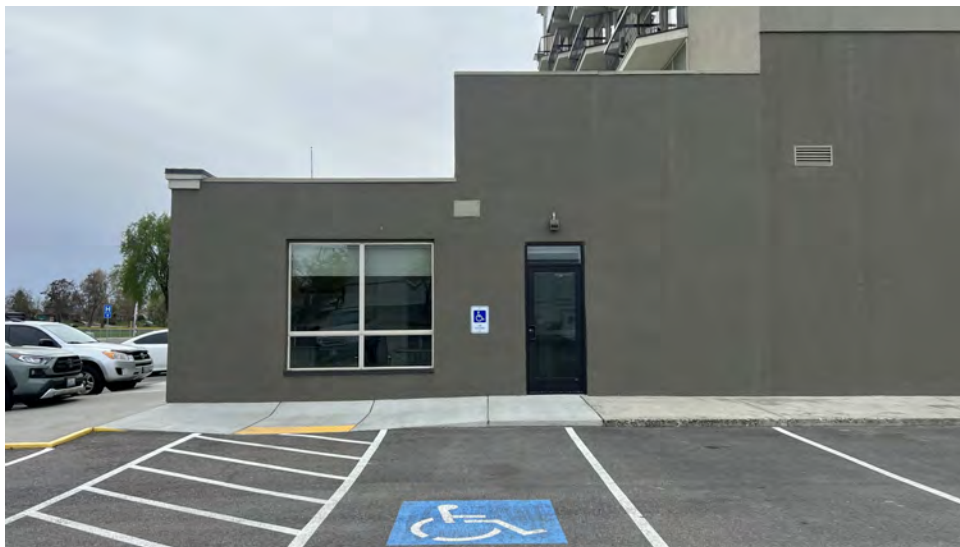
The Tri-Cities is centrally located and linked to the major population centers of the Pacific Northwest by Interstate Highways 82, 84, and 90. Seattle and Portland are 3 ½ hours by car. The BNSF and Union Pacific Railroads have a major presence in the Tri-Cities and the Columbia River connects the region with the Port of Portland.

Since 2000, no other community in the state of Washington has grown faster than the Tri-Cities. Current population estimates for Benton and Franklin counties is now 300,000+.

Additional Photos



Additional Photos

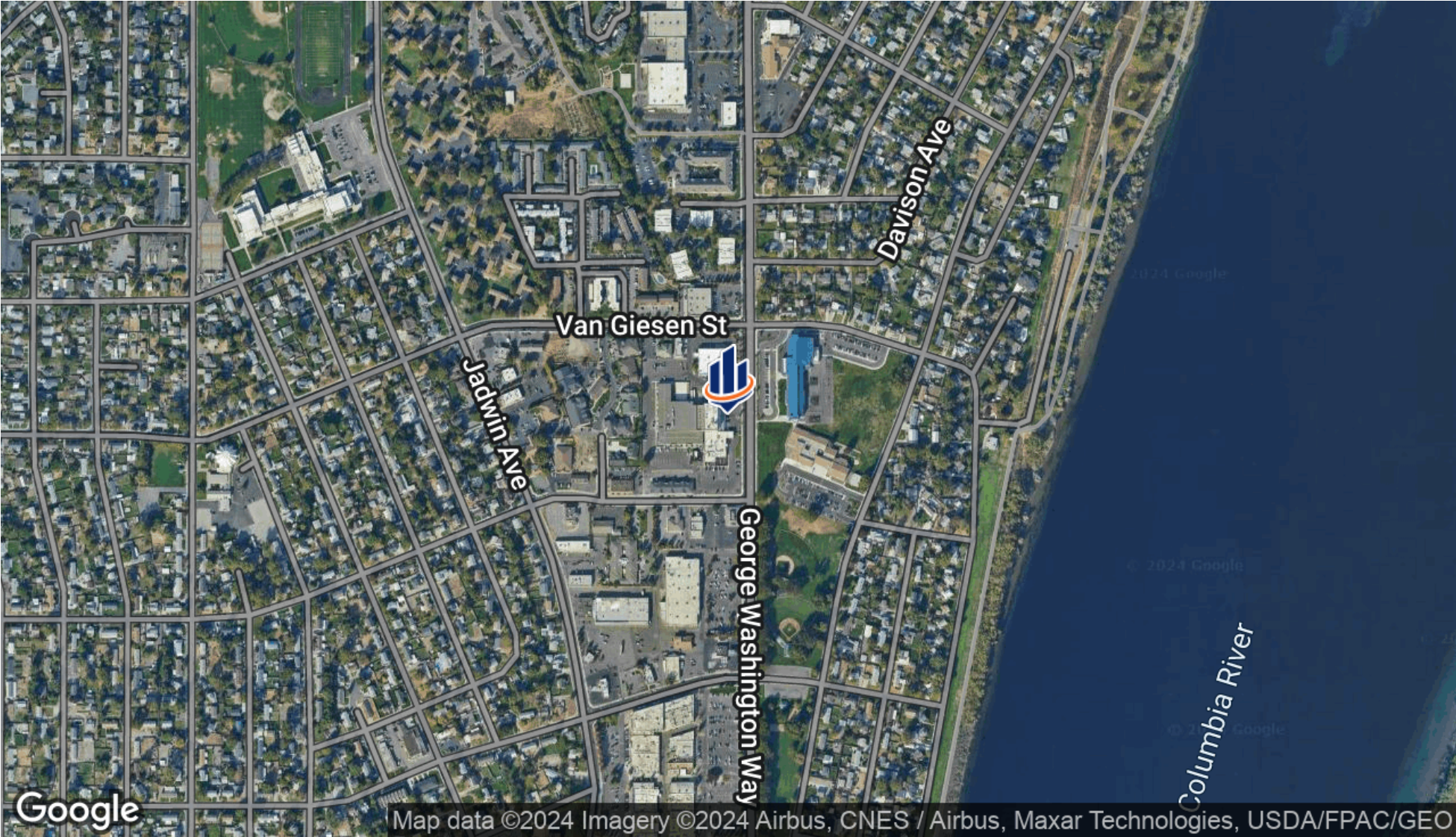


Regional Map



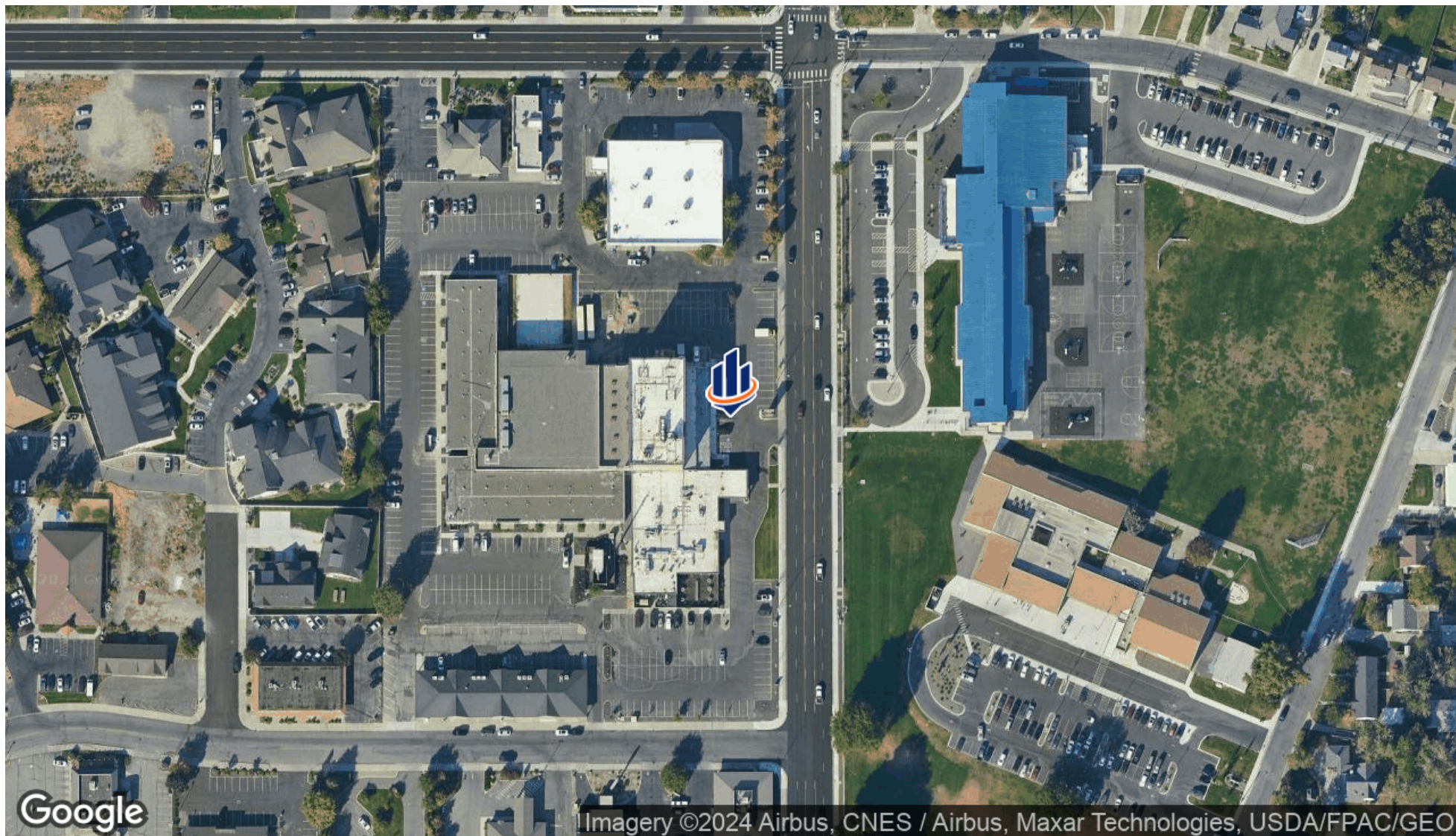
The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Location Map



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Aerial Map



Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,448	36,677	74,315
Average Age	35.2	34.5	36.5
Average Age (Male)	34.7	34.1	36.3
Average Age (Female)	35.5	34.9	36.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,209	14,607	28,717
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$72,496	\$68,194	\$78,887
Average House Value	\$246,870	\$183,959	\$216,361

* Demographic data derived from 2020 ACS - US Census

