

FOR LEASE



OPPORTUNITY PLAZA | 12611 E Sprague Avenue, Suites A & B, Spokane Valley, WA

Retail Warehouse Space

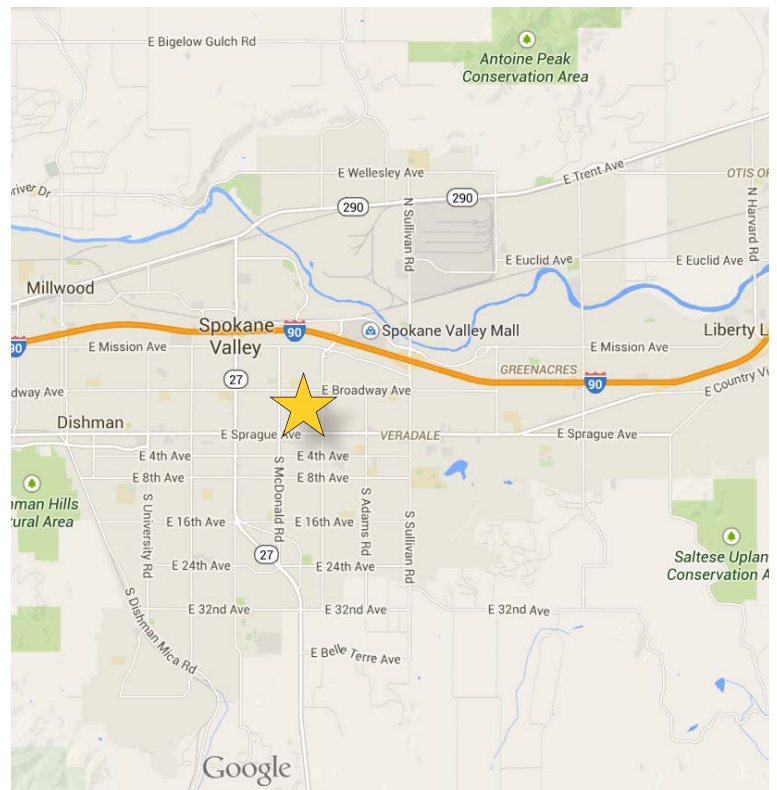
Lease Rate: \$9.00/SF NNN

NNN: \$2.50

Total Available SF: 2,920 SF

- 1,600 SF office
- 1,320 SF shop
- Fenced yard area
- Center located between Pines & Sullivan
- Strong Retail Corridor
- Ample Parking-148 stalls 5 handicap accessible
- Traffic Counts:
 - Pines (Broadway to Sprague): ±24,800 ADT
 - Sprague (Bowdish to Pines) ±23,900 ADT
 - Sprague (Pines to McDonald): ±24,200 ADT

*Per City of Spokane Valley



Colin Conway, Managing Broker | 509.755.7595 or colin.conway@kiemlehangood.com

Lou Neeser, Property Manager | 509.755.7523 or loun@kiemlehangood.com

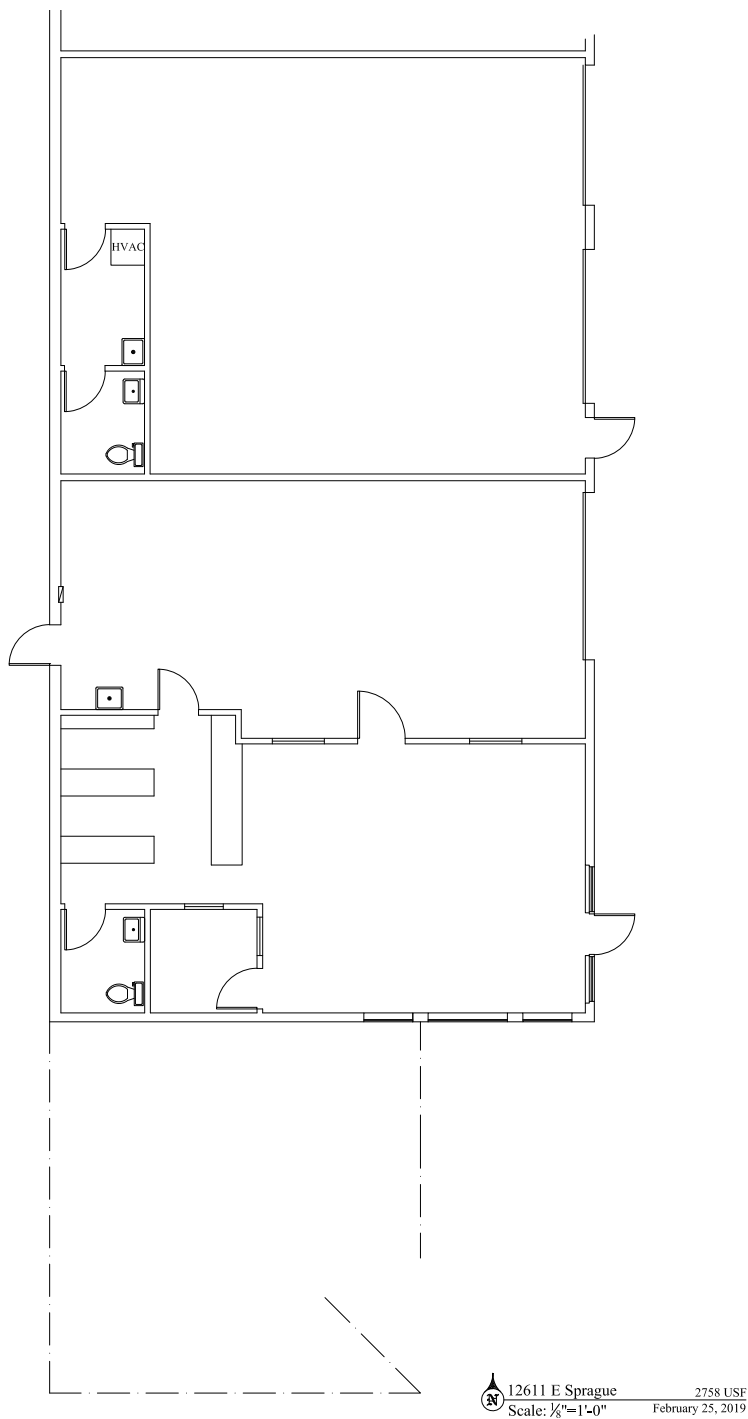
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SITE/FLOOR PLAN



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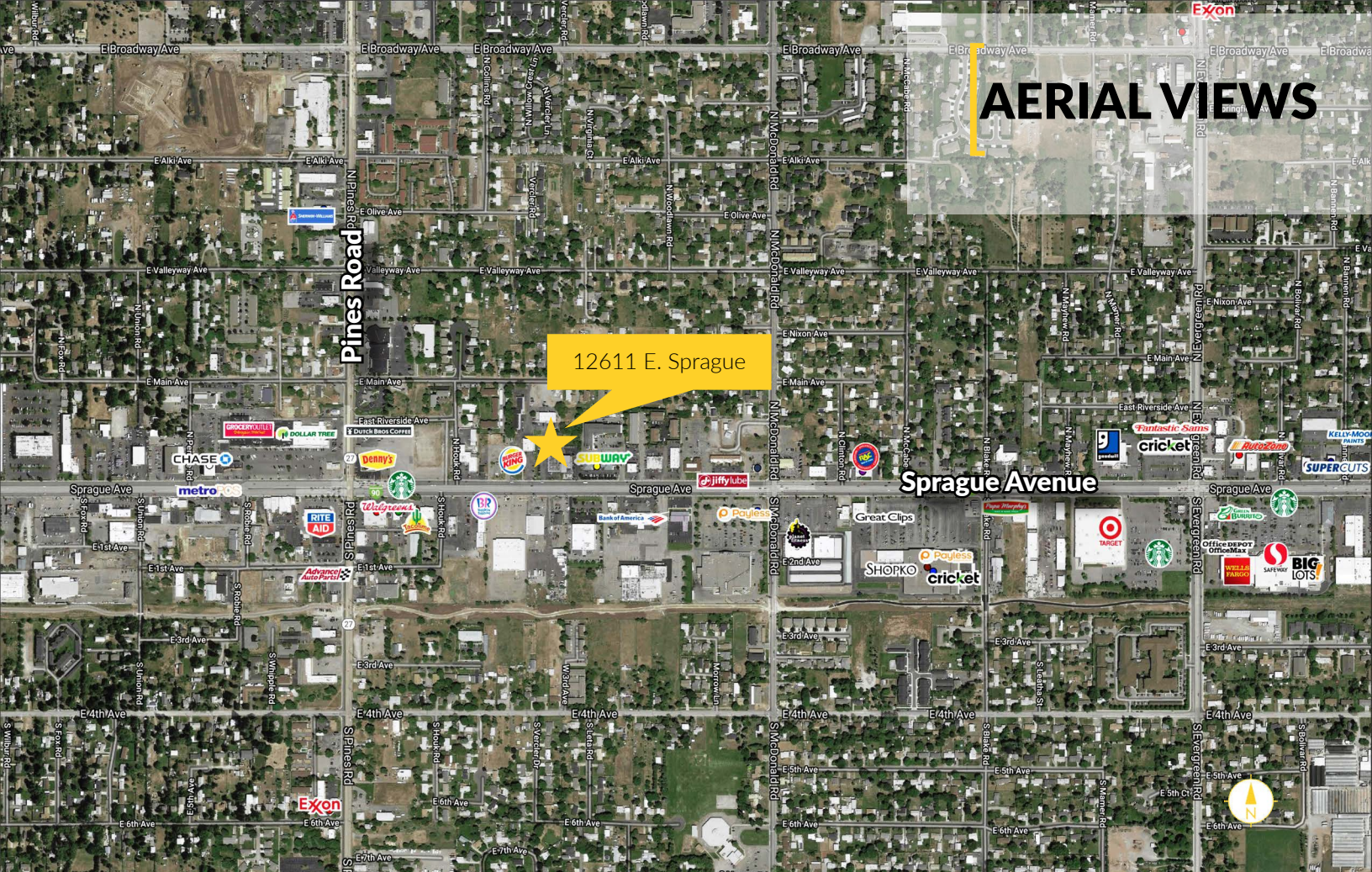
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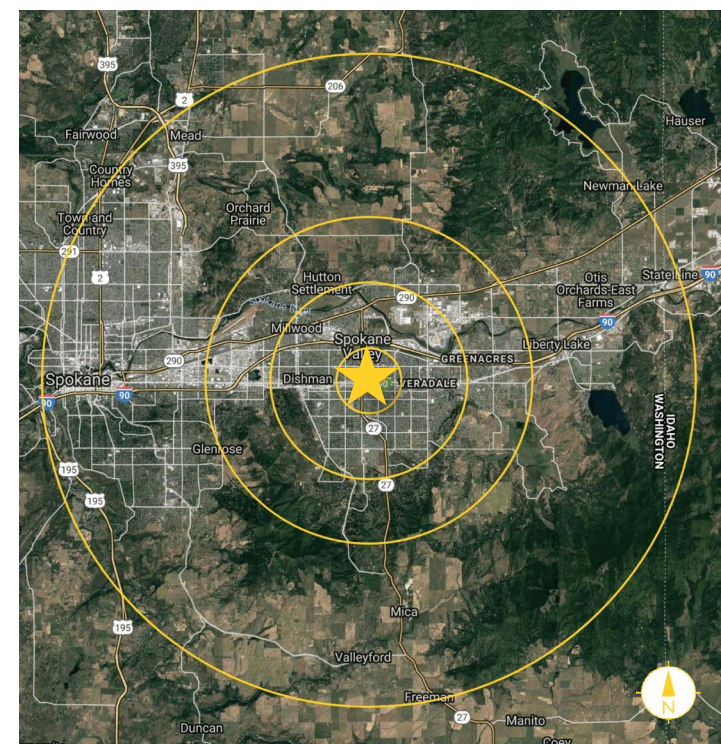
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Demographic Breakdown

	1mi	3mi	5mi	10mi
2018 Est Pop	11,813	74,332	117,293	336,460
2023 Proj Pop	12,861	80,529	126,970	365,222
Proj Ann Growth (18-23)	1.8%	1.7%	1.7%	1.7%
2018 Med Age	37.2	37.0	38.3	37.2
2018 Average HHI	\$57,200	\$67,044	\$74,377	\$72,305
2018 Median HHI	\$45,315	\$54,264	\$60,572	\$56,570
2018 Daytime Demos	11,056	65,921	96,347	323,868

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