

8504 W Clearwater Ave

8504 W CLEARWATER AVE

Kennewick, WA 99336

LEASE

PRESENTED BY:

JAMES WADE

O: 509.737.9429

james.wade@svn.com

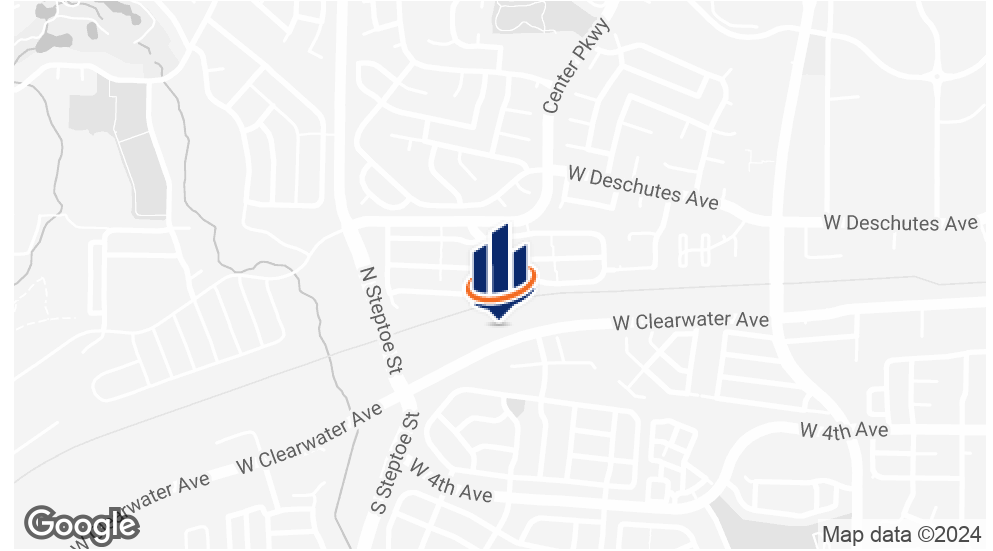
SCOTT HOWELL

O: 509.379.3111

scott.howell@svn.com

LOUISIANA
W CLEARWATER AVE

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$3,000/month
BUILDING SIZE:	0 SF
LOT SIZE:	0.37 Acres
YEAR BUILT:	2023
ZONING:	Commercial
APN:	NA

PROPERTY OVERVIEW

Prime pad site land lease next to Platinum Auto on Clearwater for a land lease. Owner has plans for a coffee shop, and this would be the perfect location for a tenured coffee shop owner. Please reach out to LA for more details.

PROPERTY HIGHLIGHTS

- Pad Site for Small Drive Thru
- Owner Has Building Plans
- Perfect for Coffee Stand with Heavy Traffic

JAMES WADE

O: 509.737.9429

james.wade@svn.com

SCOTT HOWELL

O: 509.379.3111

scott.howell@svn.com

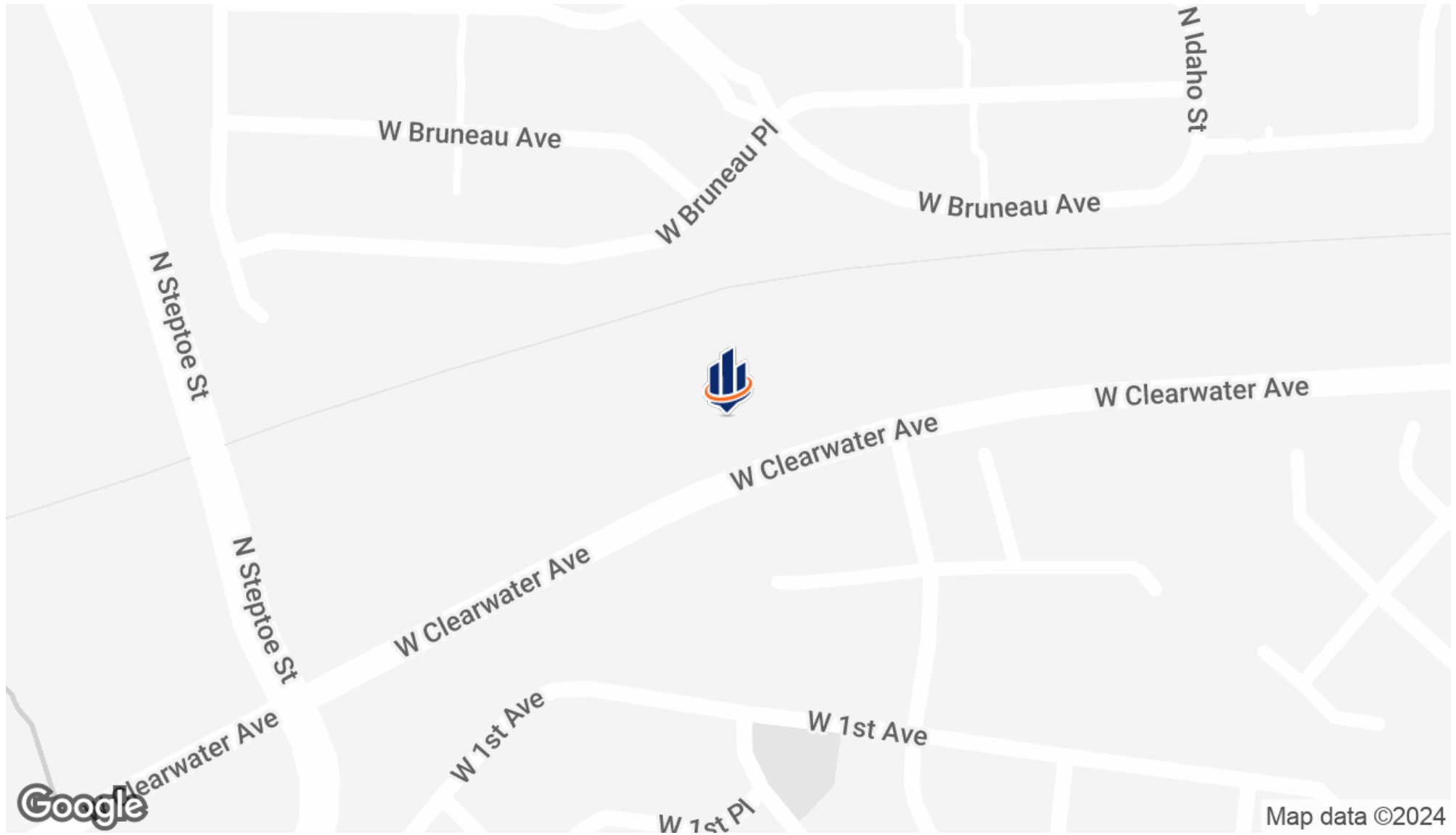
ADDITIONAL PHOTOS



JAMES WADE
O: 509.737.9429
james.wade@svn.com

SCOTT HOWELL
O: 509.379.3111
scott.howell@svn.com

LOCATION MAP



JAMES WADE
O: 509.737.9429
james.wade@svn.com

SCOTT HOWELL
O: 509.379.3111
scott.howell@svn.com

DEMOGRAPHICS MAP & REPORT

POPULATION

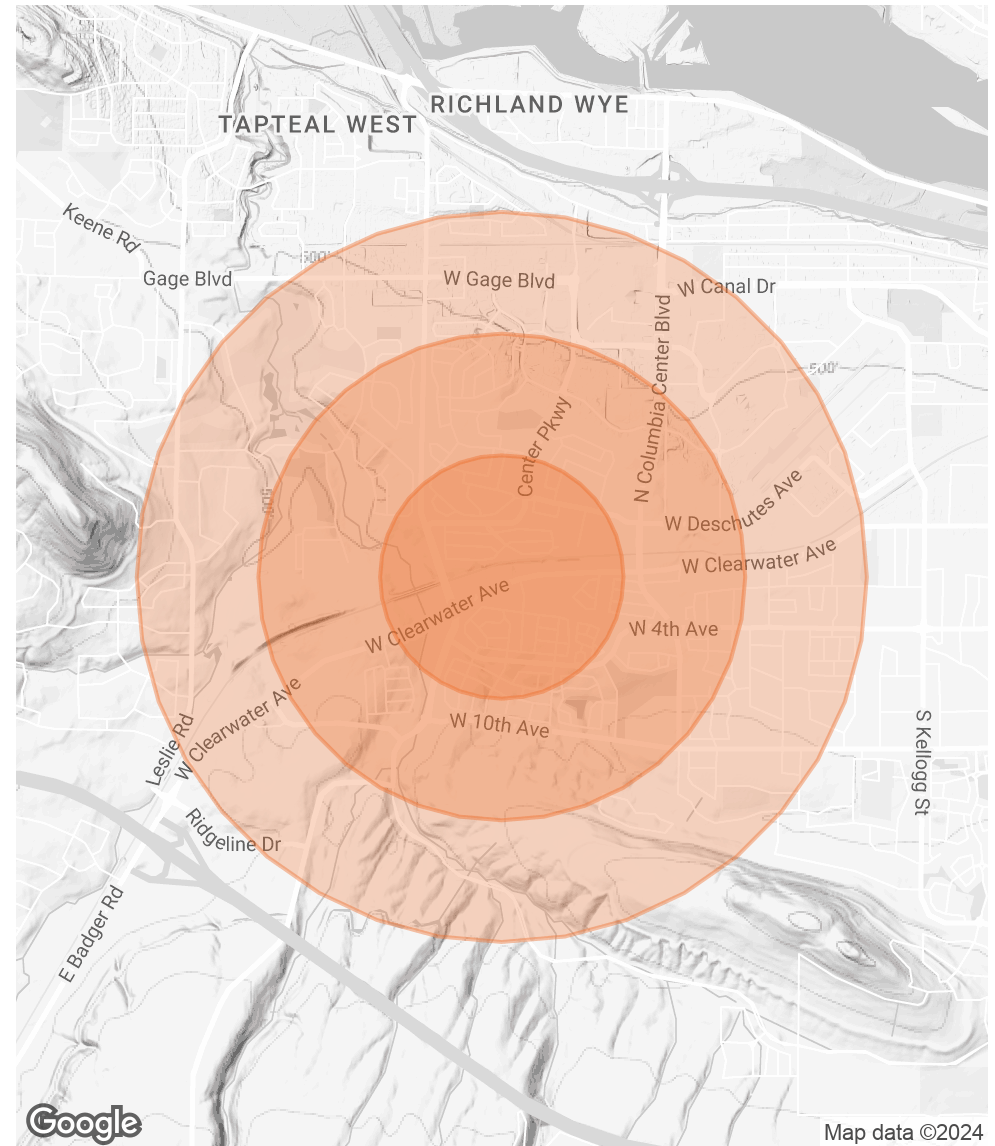
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	3,221	9,720	18,029
AVERAGE AGE	37.1	39.6	39.1
AVERAGE AGE (MALE)	36.3	38.0	37.6
AVERAGE AGE (FEMALE)	37.3	40.8	40.3

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,253	4,287	7,722
# OF PERSONS PER HH	2.6	2.3	2.3
AVERAGE HH INCOME	\$95,012	\$87,559	\$88,893
AVERAGE HOUSE VALUE	\$305,900	\$301,029	\$292,175

* Demographic data derived from 2020 ACS - US Census



JAMES WADE

O: 509.737.9429

james.wade@svn.com

SCOTT HOWELL

O: 509.379.3111

scott.howell@svn.com