

FOR SALE



OWNER USER OPPORTUNITY

14124 N NEWPORT HWY, MEAD, WA 99021

| | |
|-------------------|--|
| BUILDING AREA | ±3,840 SF |
| GROUND FLOOR | ±1,920 SF |
| LOWER LEVEL | ±1,920 SF |
| CANOPY/DRIVE-THRU | ±1,125 SF; 3 lanes |
| YEAR BUILT | 1999 |
| LAND AREA | ±38,896 SF (0.89 Acres) |
| PARCEL NO. | Land Parcel: 36031.0203 Building Parcel: 36031.0169 |
| PARKING | ±29 stalls |
| ZONING | Limited Development Area Commercial (LDAC) |
| VACANT | Ready for Occupancy |

3,840 SF

AVAILABLE

\$1.35M

SALE PRICE

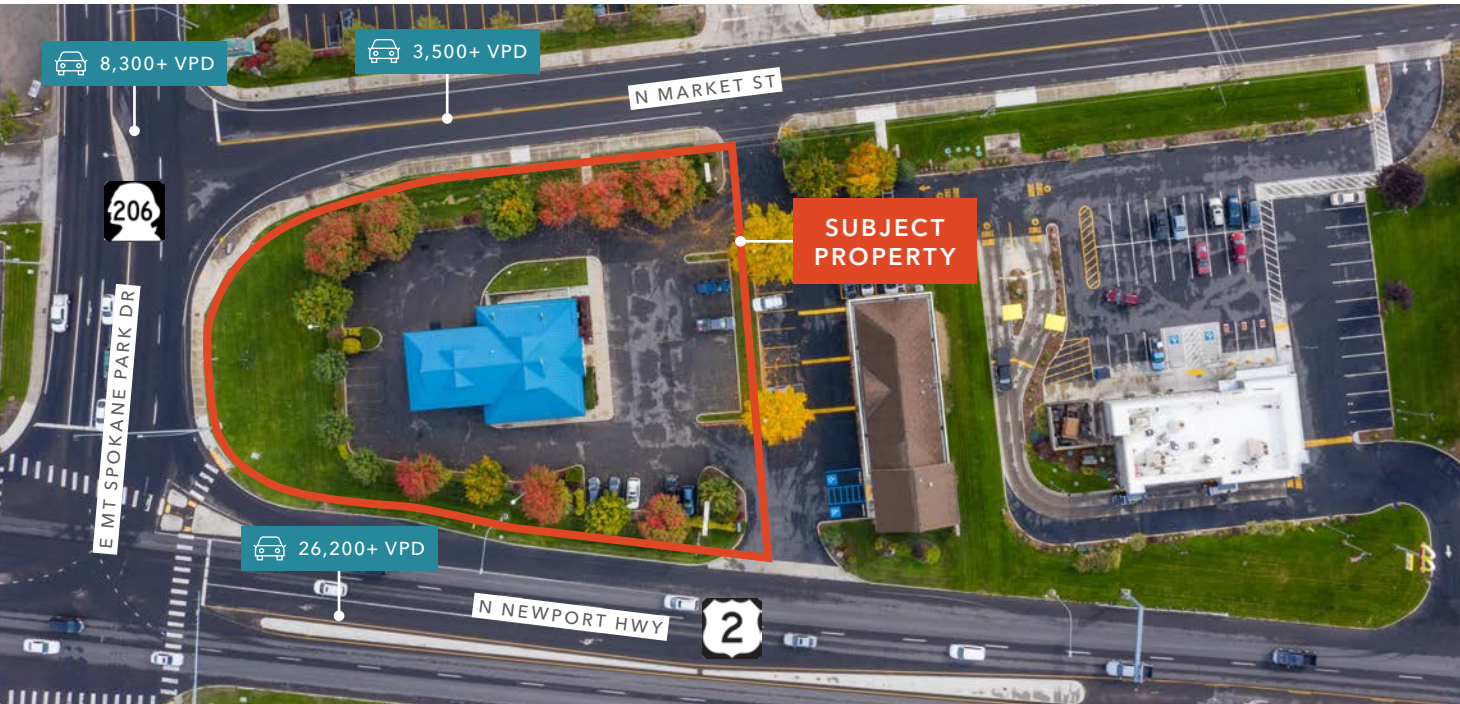
JOE DEJAGER 503.706.6197 | joe.dejager@kidder.com

Joe DeJager is a licensed real estate agent in the State of Washington and has an ownership interest in the property.

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PROPERTY HIGHLIGHTS

Lighted intersection of Newport Hwy & E Mt Spokane Park Dr

Access via Newport Hwy & Market St

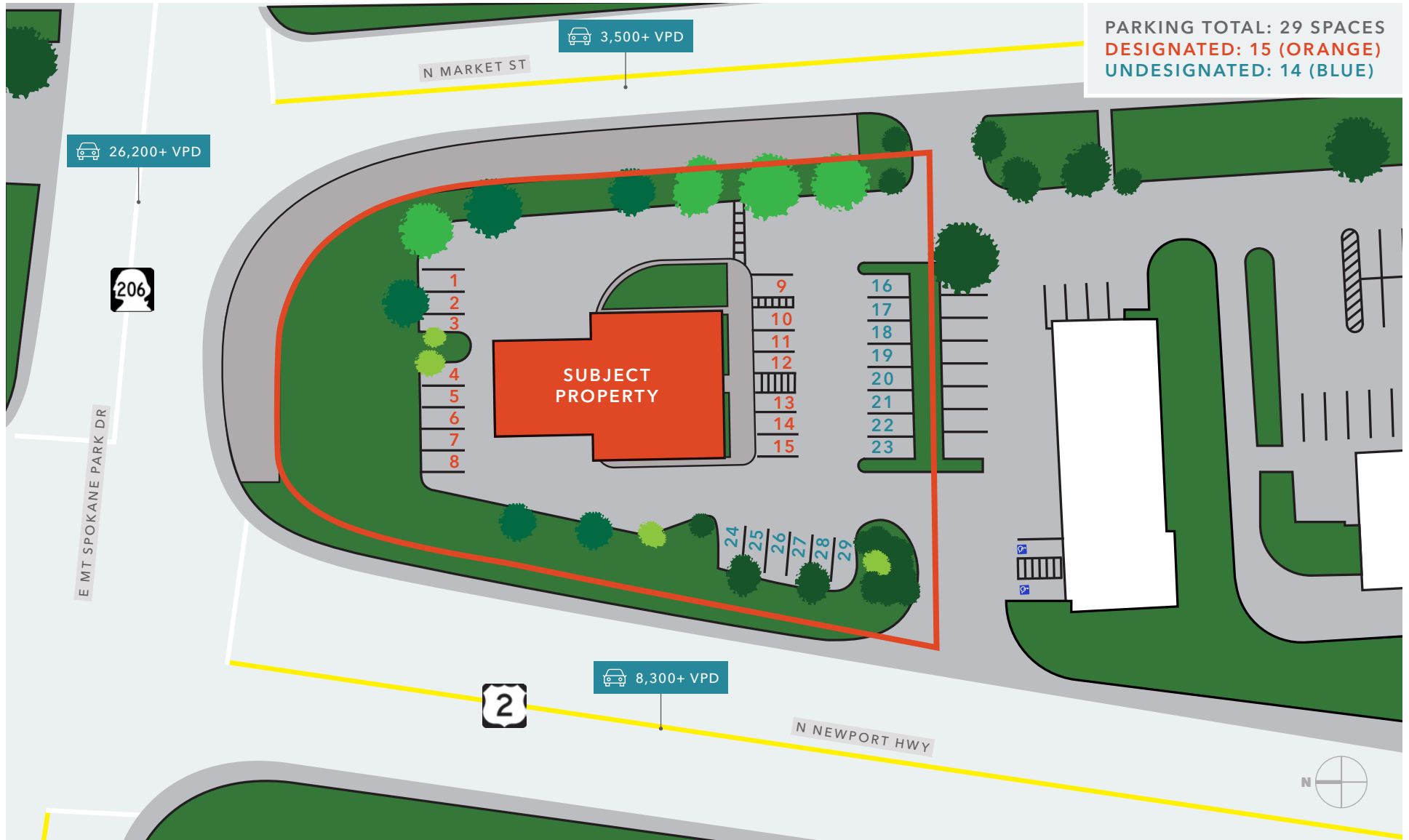
All utilities available to site

NEARBY BUSINESSES, RESTAURANTS & RETAILERS

- | | |
|------------------------------|-----------------------|
| McDonald's | Spokane Motorschool |
| Yoke's | Arby's |
| Chevron | Bruchi's Cheesesteaks |
| Hop Mountain Taproom & Grill | Keylock Storage |
| Highway Grind | Miramac Metals |
| Alderwood RV Resort | Frawesome Babrershop |
| Snap Fitness Mt. Spokane | |

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DEMOGRAPHICS

POPULATION

| | 1 Mile | 3 Miles | 5 Miles |
|----------------|--------|---------|---------|
| 2010 CENSUS | 3,730 | 18,281 | 50,617 |
| 2020 CENSUS | 4,125 | 23,207 | 59,218 |
| 2024 ESTIMATED | 3,944 | 22,408 | 59,108 |
| 2029 PROJECTED | 3,867 | 22,216 | 58,713 |

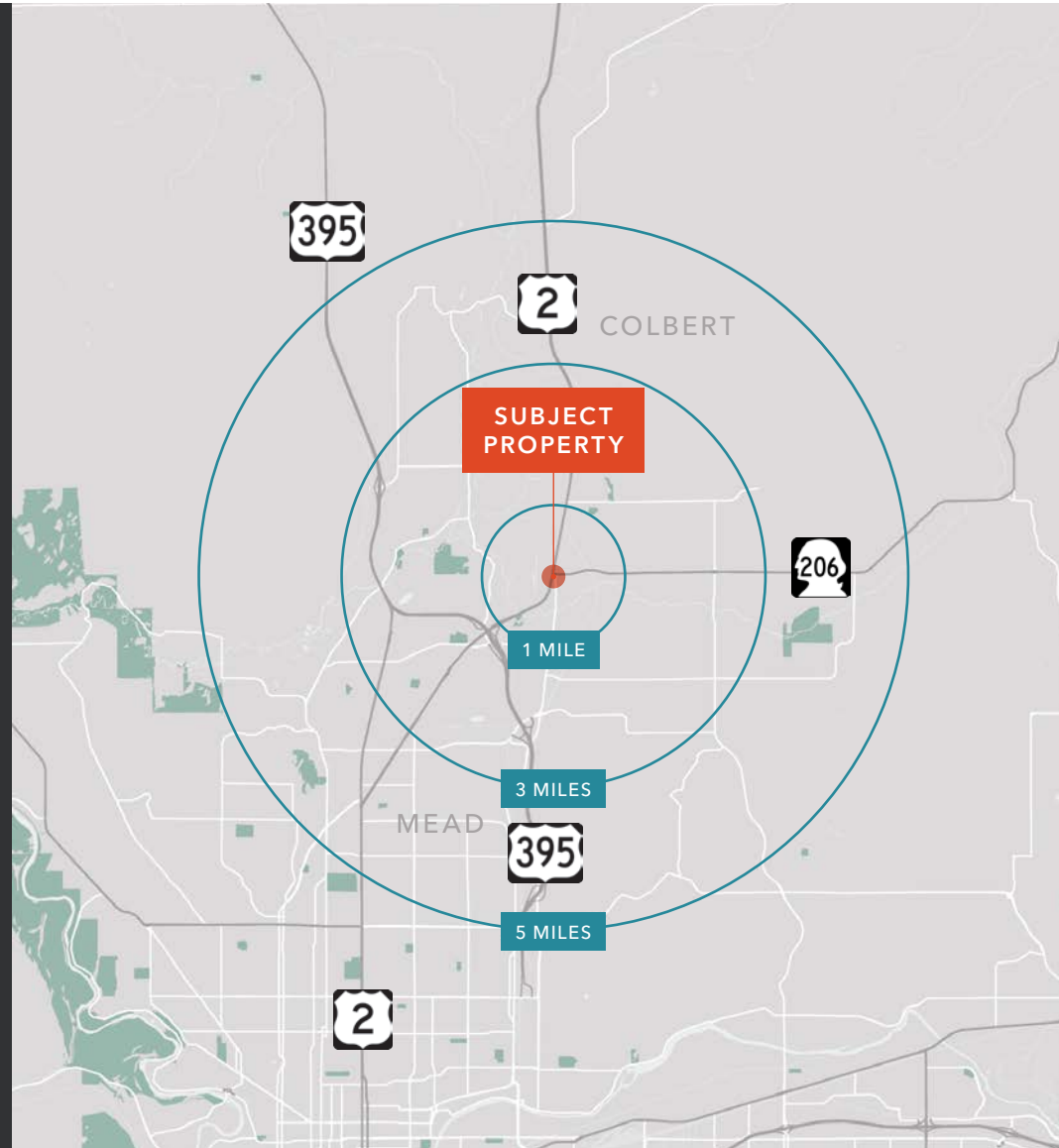
MEDIAN AGE & GENDER

| | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| MEDIAN AGE | 45.6 | 43.3 | 39.0 |
| % FEMALE | 50.8% | 50.8% | 49.9% |
| % MALE | 49.2% | 49.2% | 50.1% |

HOUSEHOLD INCOME

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------|-----------|-----------|-----------|
| 2024 MEDIAN | \$86,618 | \$96,103 | \$88,310 |
| 2029 MEDIAN PROJECTED | \$87,109 | \$97,763 | \$89,729 |
| 2024 AVERAGE | \$108,723 | \$128,898 | \$120,187 |
| 2029 AVERAGE PROJECTED | \$115,322 | \$135,101 | \$125,458 |

Data Source: ©2023, Sites USA



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