

# ±16 ACRES AVAILABLE



## DEVELOPMENT OPPORTUNITY

10414 W Geiger Boulevard – Spokane, WA 99224

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# OFFERING SUMMARY

LAND AVAILABLE  
10414 W Geiger Boulevard – Spokane, WA 99224

Pricing: Contact Listing Broker  
Address: 10414 W Geiger Boulevard  
City, State, Zip: Spokane, WA. 99224  
Parcels: 24063.0506 & 24063.0511  
Zoning: Regional Commercial (RC)  
Property Type: Land  
Land SF: ±833,891 SF  
Land Acre(s): ±16 Acres

## PROPERTY HIGHLIGHTS

- Available For Lease or Build-to-Suit
- Excellent I-90 Visibility
- Freeway Access via Medical Lake I-90 Exit
- Adjacent to Amazon Fulfillment Center (GEG1)
- Allowable Uses includes:
  - Convenience Store/Gas Station
  - General Retail Sales & Services
  - Hotel/Motel
  - Professional & Medical Office
  - Restaurant
  - Mini-Storage
  - Warehouse
  - Electric Vehicle Infrastructure

## TRAFFIC COUNTS



Interstate 90	±38,613 ADT
W Geiger Boulevard	±1,138 ADT
S Hayford Road	±5,515 ADT





# DEMOGRAPHICS

LAND AVAILABLE

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DEMOGRAPHICS	1MILE	3MILES	5MILES	7MILES
POPULATION 2024	2,136	6,802	26,454	67,179
PROJ POPULATION 2029	2,297	7,356	29,113	70,739
AVERAGE HHI	\$93,178	\$95,599	\$87,372	\$101,809
MEDIAN HHI	\$76,227	\$78,546	\$73,291	\$78,573
MEDIAN AGE	34.9	36.9	34.8	35.7
DAYTIME DEMOS	2,358	8,392	23,021	41,073



 Spokane International Airport

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