# 116 ACRES AVAILABLE



## **DEVELOPMENT OPPORTUNITY**

10414 W Geiger Boulevard - Spokane, WA 99224

#### **RICHARD FOX, BROKER**

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KIEMLEHAGOOD

#### 10414 W Geiger Boulevard - Spokane, WA 99224

#### OFFERING SUMMARY

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

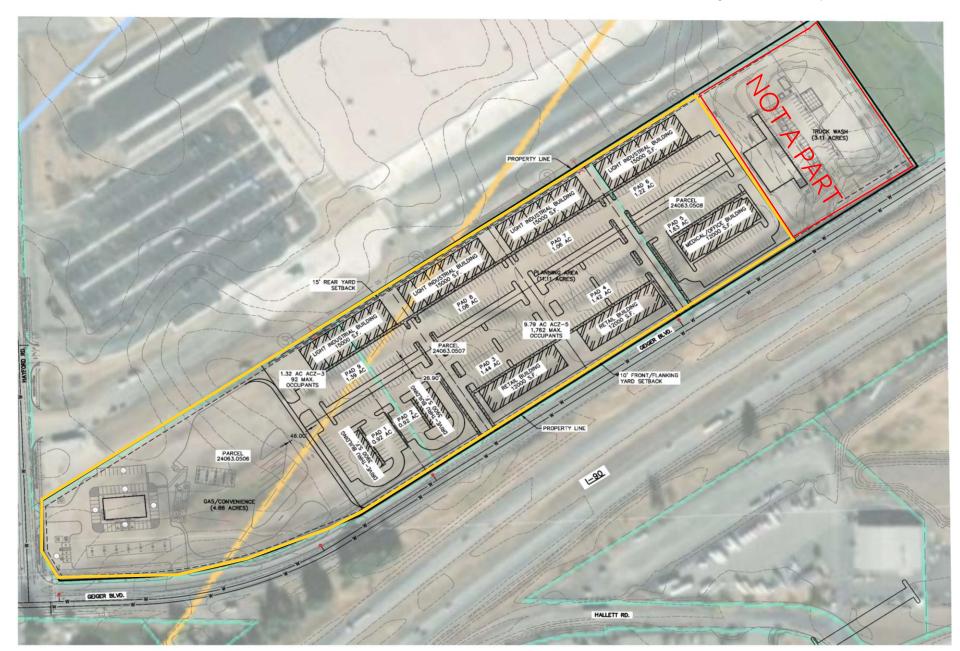
W Geiger Boulevard ±1,138 ADT

S Hayford Road ±5,515 ADT





## **CONCEPTUAL PLAN**



### **DEMOGRAPHICS**









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





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