

FOR LEASE



RETAIL SPACE

9502 N Newport Highway | Spokane, WA 99218

KIEMLEHAGOOD

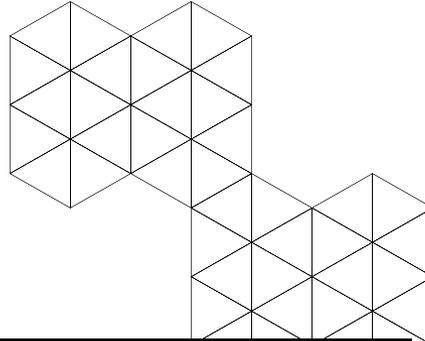
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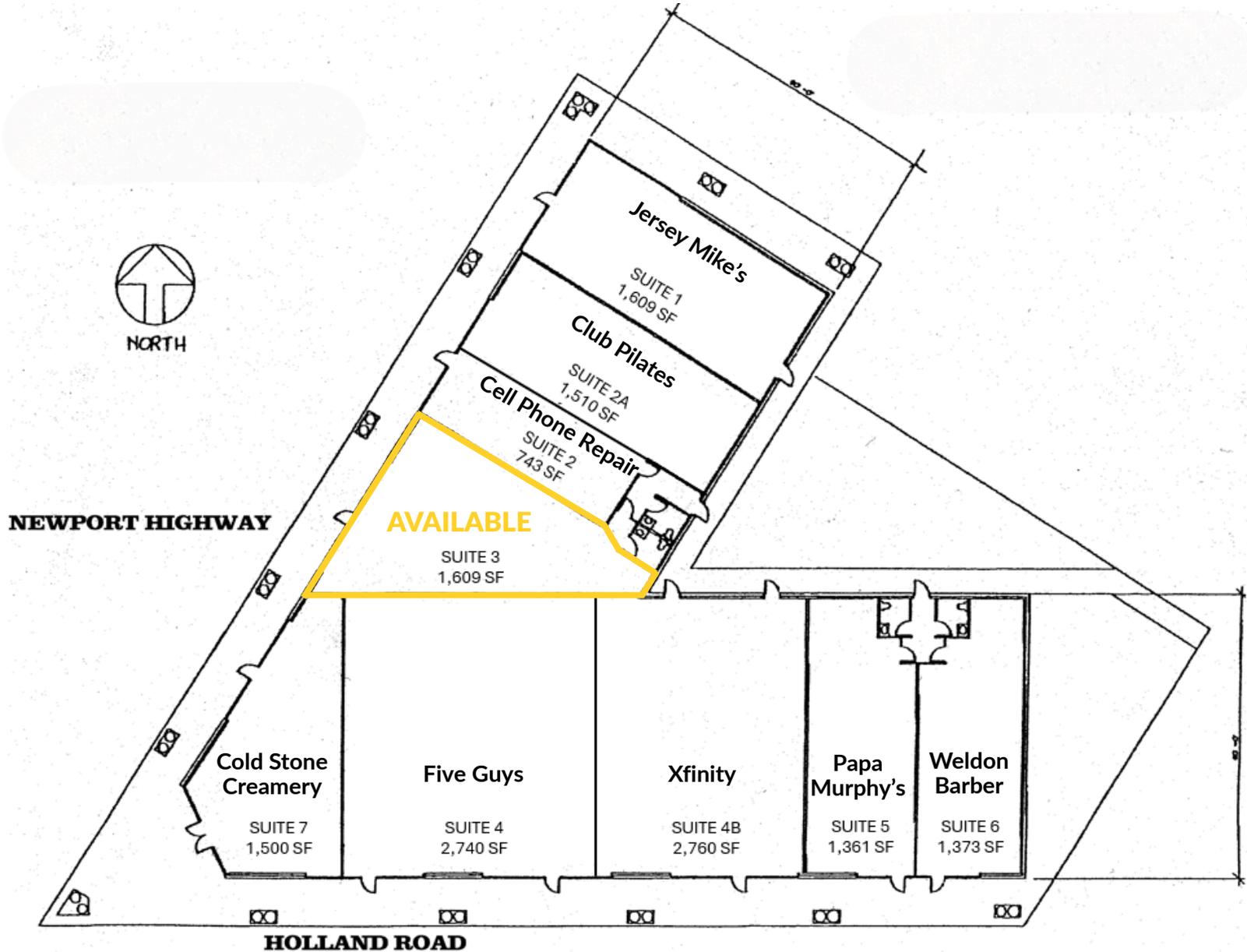
SPACE AVAILABLE | Suite #3
LEASE RATE | \$24.00 PSF /YR
LEASE TYPE | NNN
SPACE AVAILABLE | ±1,609 SF

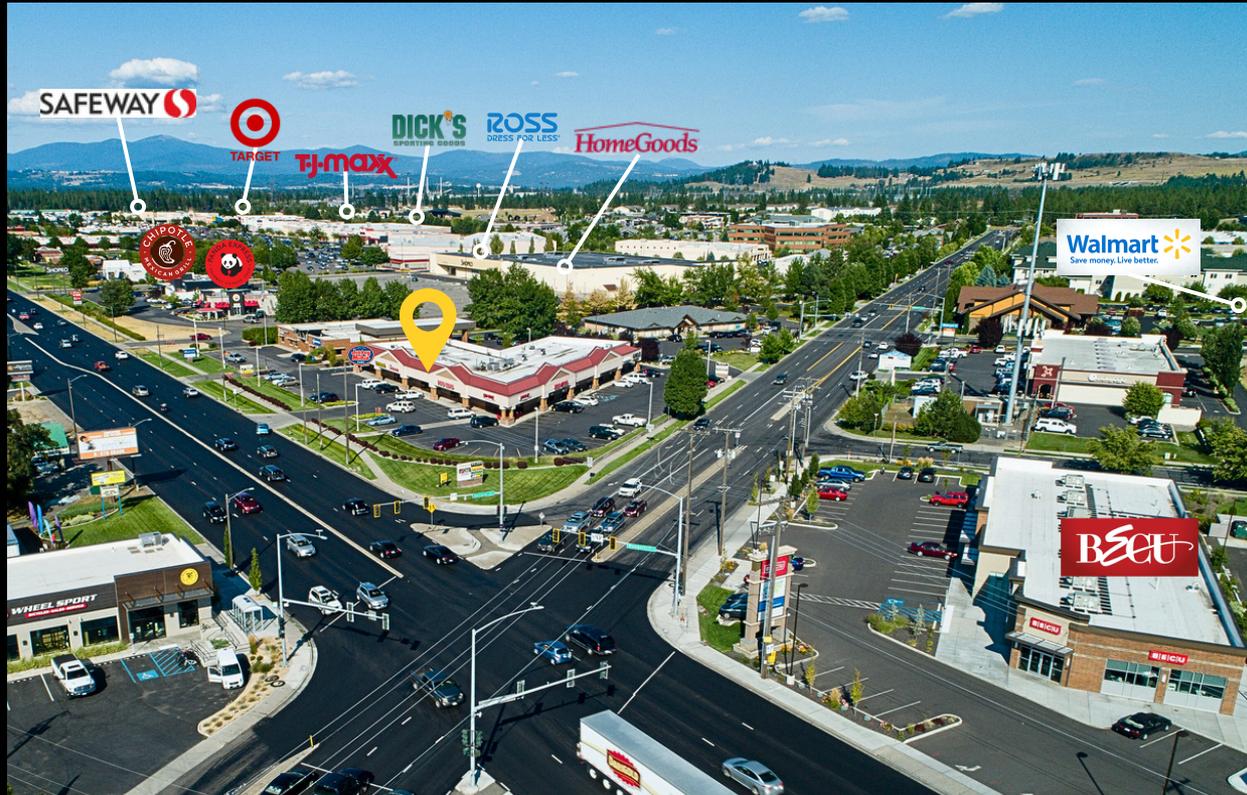


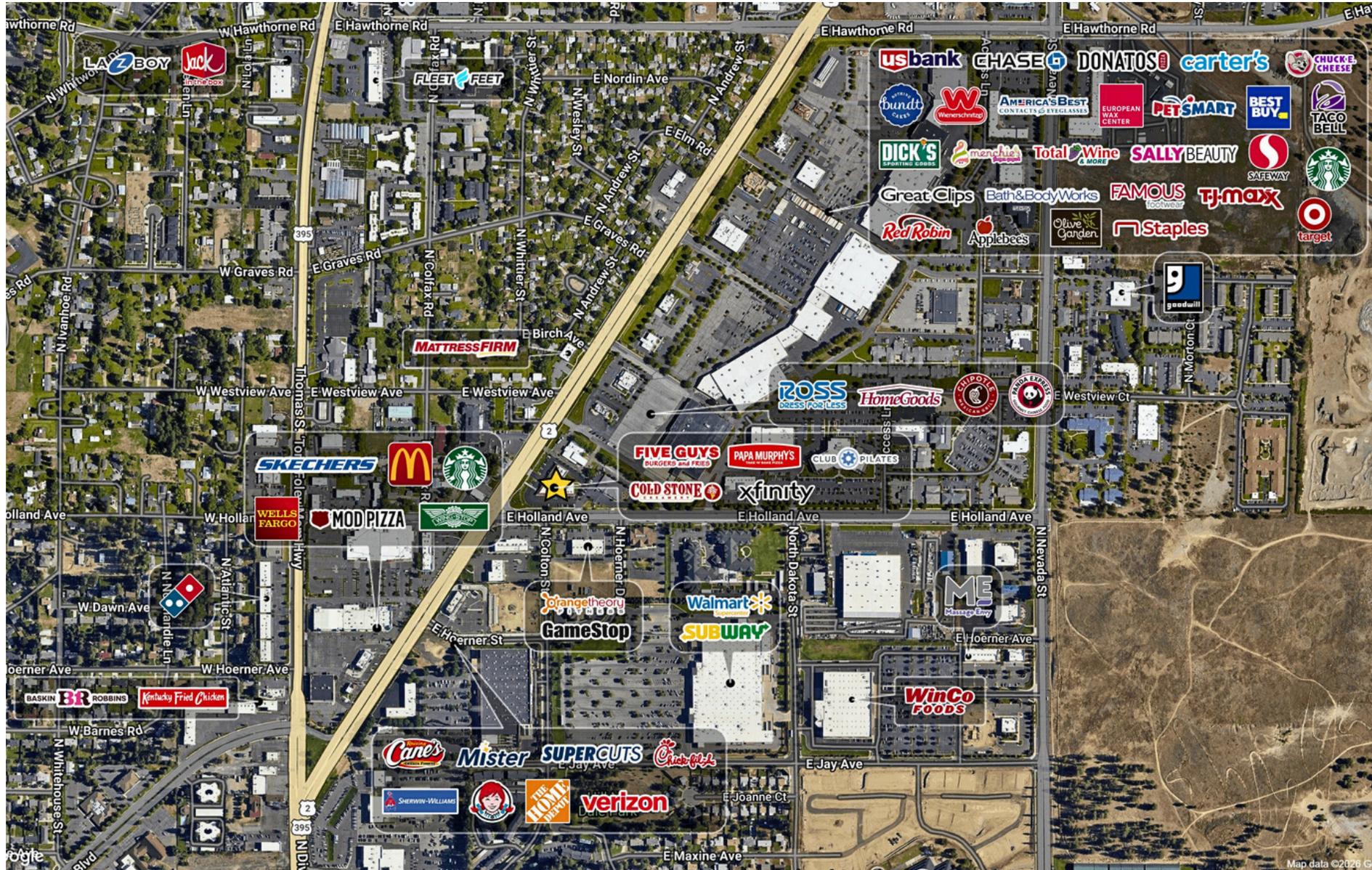
This ±1,609 SF commercial lease opportunity is positioned on a high-traffic corner at N Newport Highway and E Holland Avenue, offering excellent exposure and easy access. Building and freestanding signage are available, providing strong visibility to daily traffic counts. The site is surrounded by a dynamic mix of national and local retailers, including:

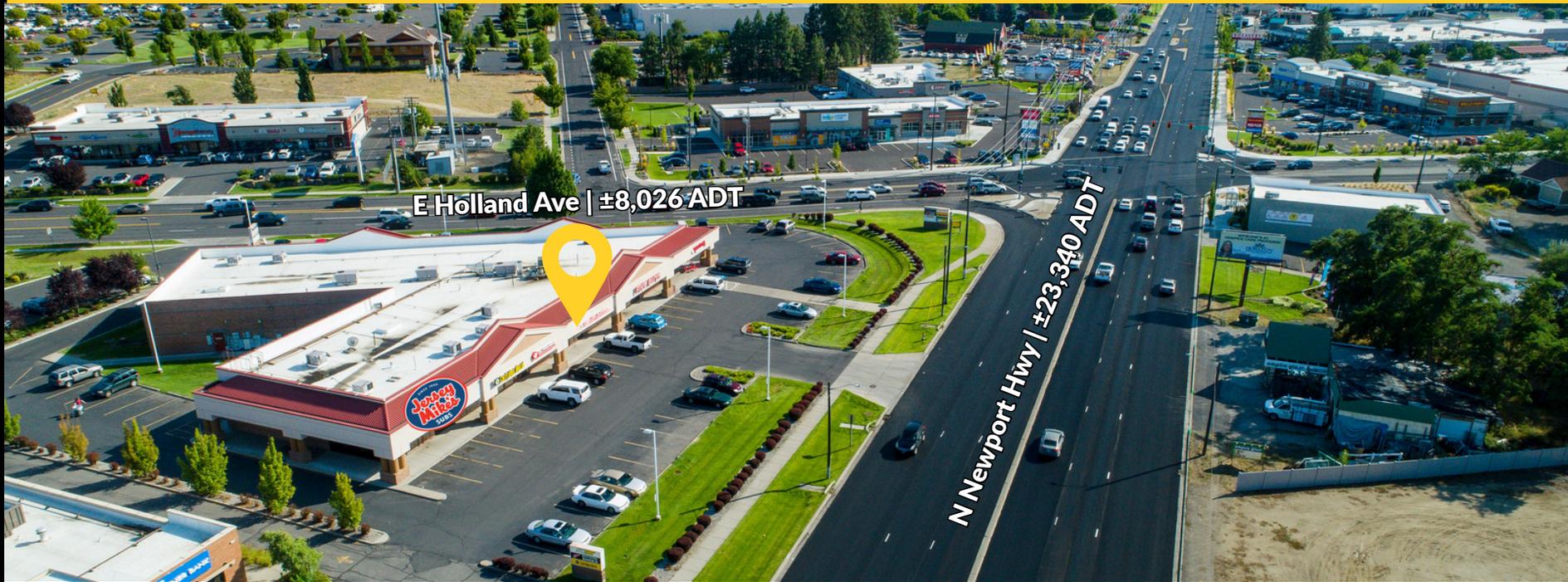
- Weldon Barber
- Papa Murphy's
- Xfinity
- Five Guys
- Cold Stone Creamery
- Cell Phone Repair
- Club Pilates
- Jersey Mike's



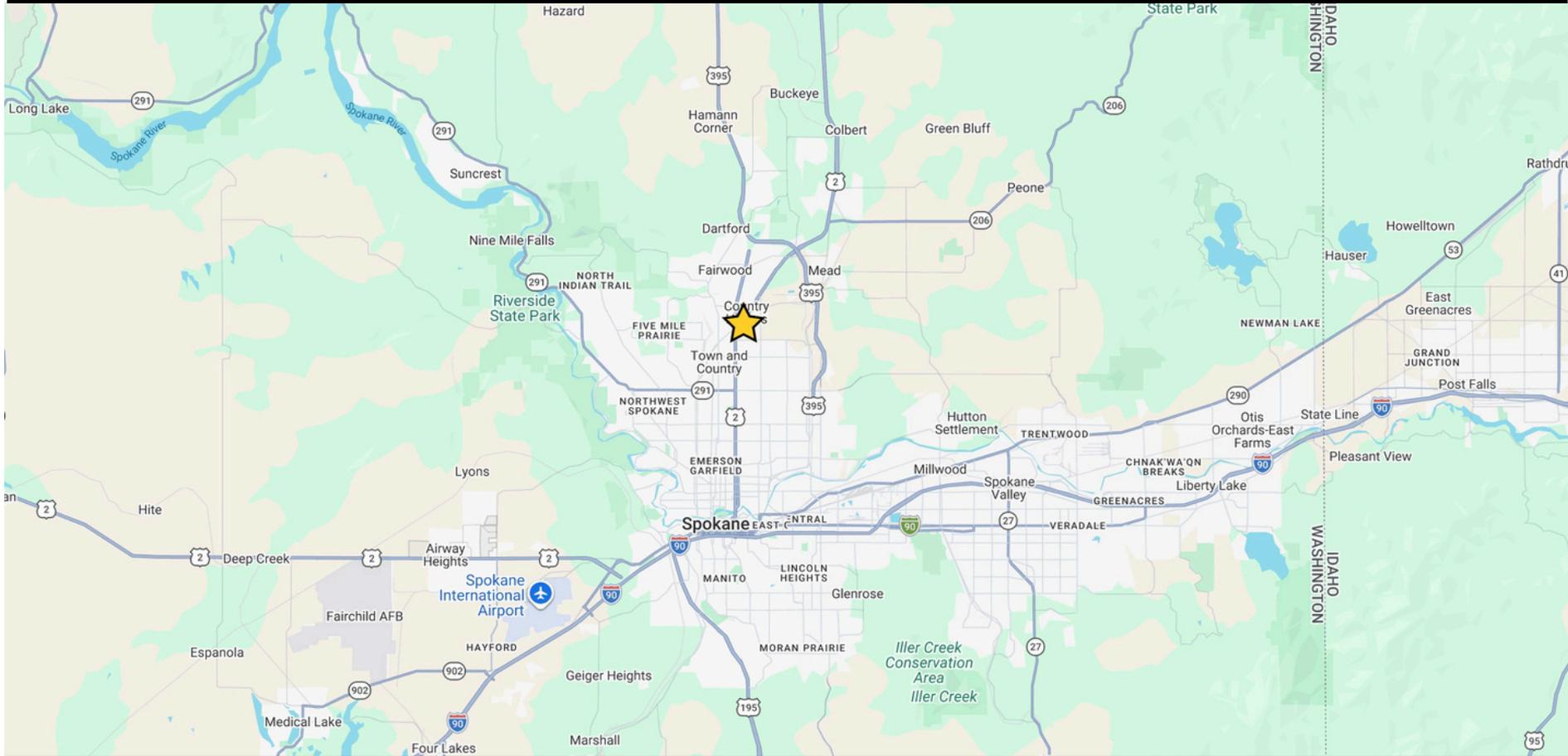








DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Estimate Population	11,112	73,167	169,552
2030 Projected Population	11,750	73,603	168,691
2025 Estimated Households	4,572	29,941	68,368
2025 Median Age	32.4	37.3	37.5
2025 Average Household Income	\$98,446	\$106,341	\$105,134
2025 Median Household Income	\$74,452	\$79,523	\$80,192



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