

RETAIL PROPERTY FOR SALE | MLS 286552
WELL-LOCATED VERSATILE RETAIL PROPERTY AVAILABLE



7509 W DESCHUTES AVE
KENNEWICK, WASHINGTON 99336

PROPERTY OVERVIEW

This ±9,315 SF retail building offers a turnkey space with strong operational appeal. Built in 1990 and zoned CC, the property is positioned in a vibrant commercial corridor with excellent visibility and easy access, just minutes from the Columbia Center Mall.

Hole in the Wall Shooting Range, is a well-established local business with a loyal and growing membership base, adding stability and long-term value to the location.

Whether maintained in its current form or repurposed, this property offers flexibility and immediate functionality for a variety of future uses.

PROPERTY HIGHLIGHTS

- Sale Price: \$1,295,000
- Turnkey income-generating property
- Well-established membership base
- Close proximity to the Columbia Center Mall
- Property available as is or repurpose

FOR MORE INFORMATION

BRYCE LOGAN

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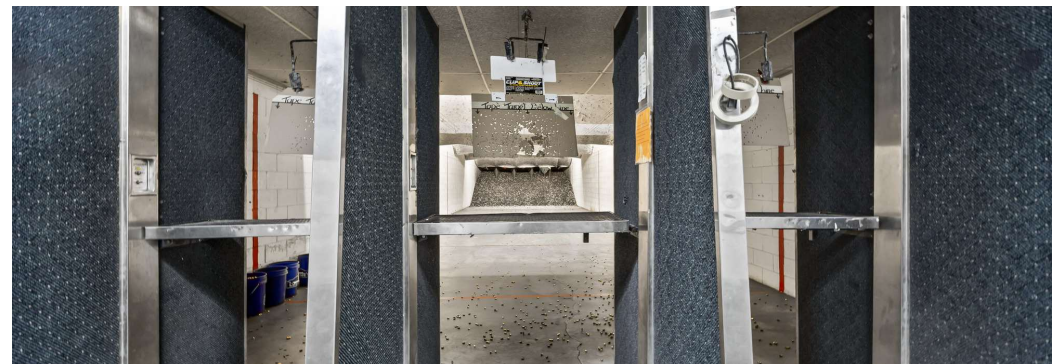
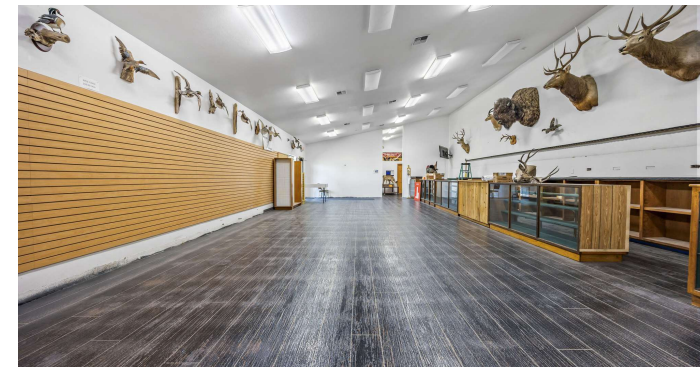
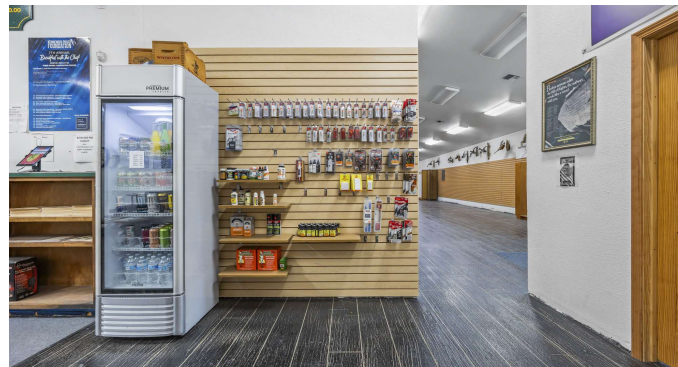
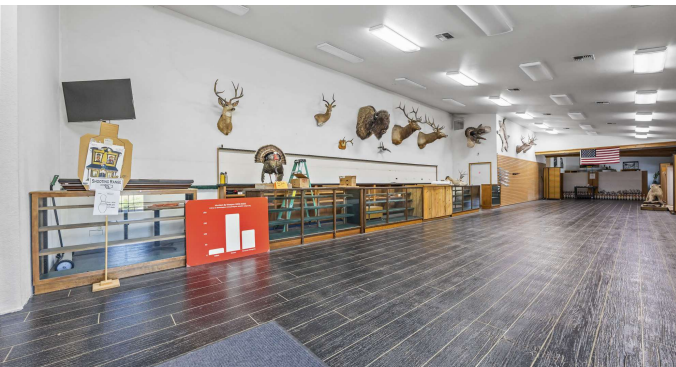
89 Gage Blvd
Richland, WA 99352
509.943.5200 | naitri-cities.com

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PROPERTY PHOTOS

7509 W DESCHUTES AVE, KENNEWICK, WA 99336

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TRADE AREA

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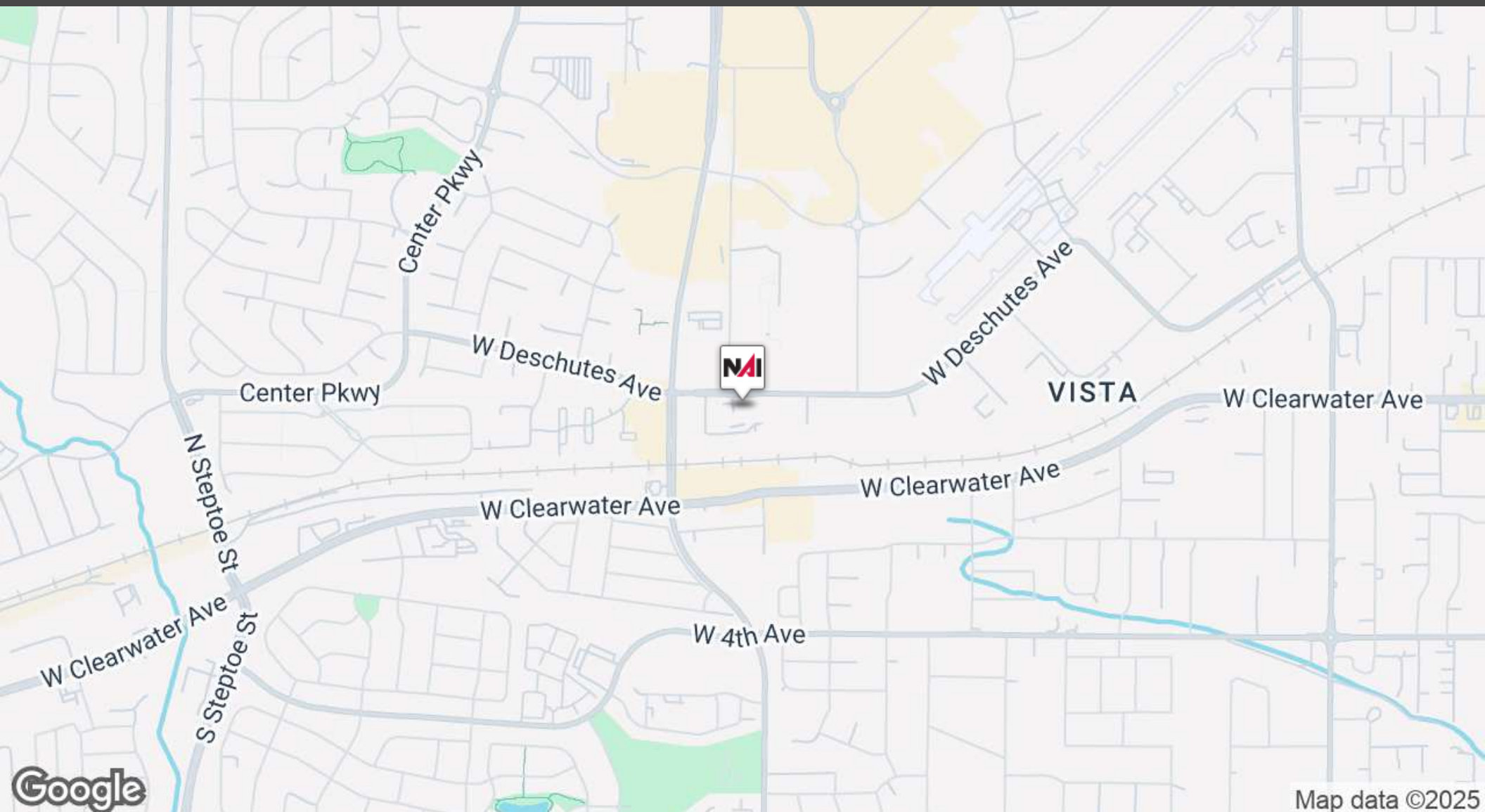
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REGIONAL MAP

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DEMOGRAPHICS

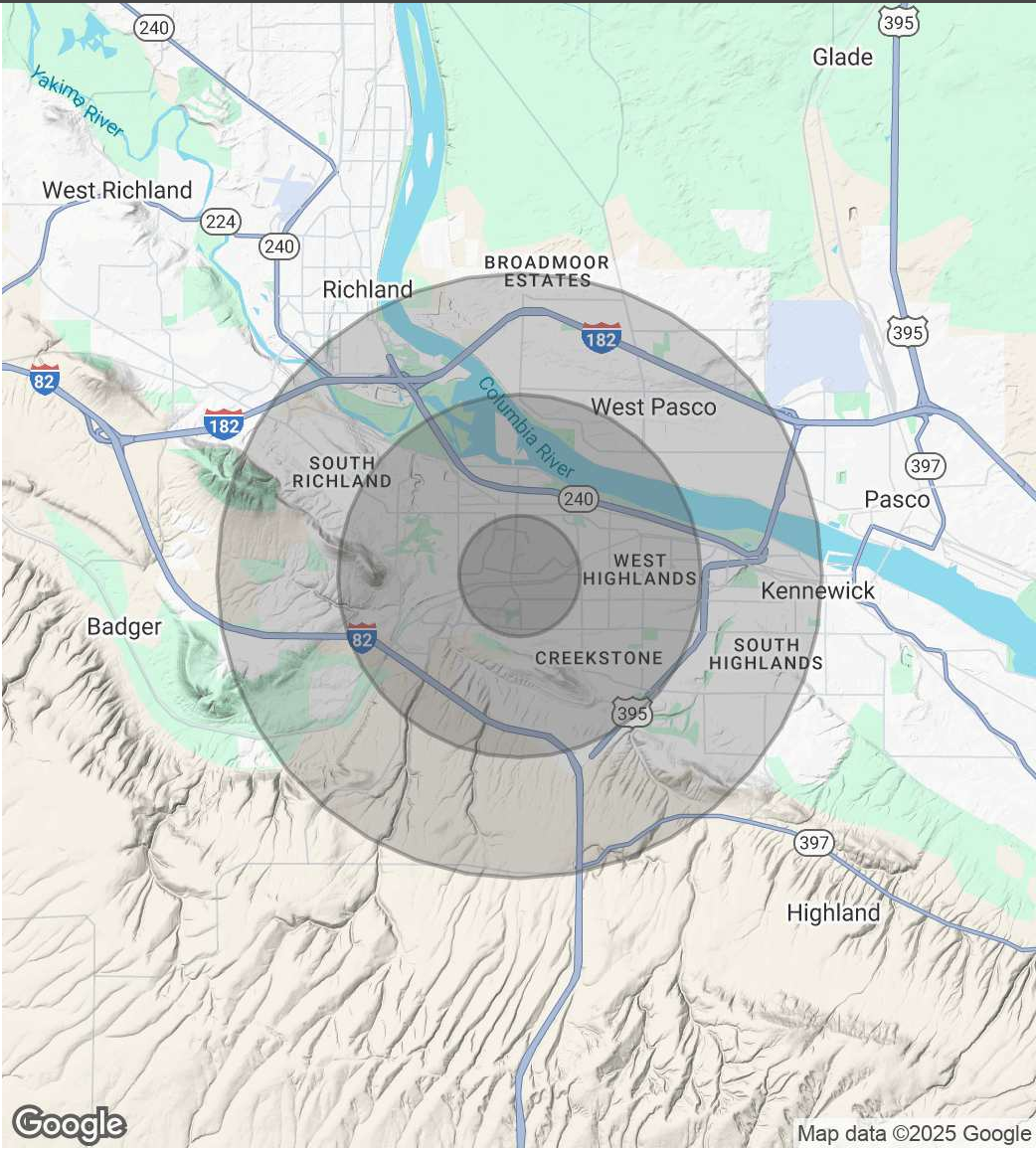
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,900	65,152	153,598
Average Age	40	39	37
Average Age (Male)	39	38	37
Average Age (Female)	41	40	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,907	25,105	55,528
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$113,701	\$115,624	\$119,915
Average House Value	\$414,398	\$424,430	\$425,103

Demographics data derived from AlphaMap



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