



Corren Heeren | Commercial Broker

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Todd Sternfeld | Principal / Commercial Broker

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5428 W Clearwater Ave - Bldg A

Kennewick, Washington 99336 | MLS 280978

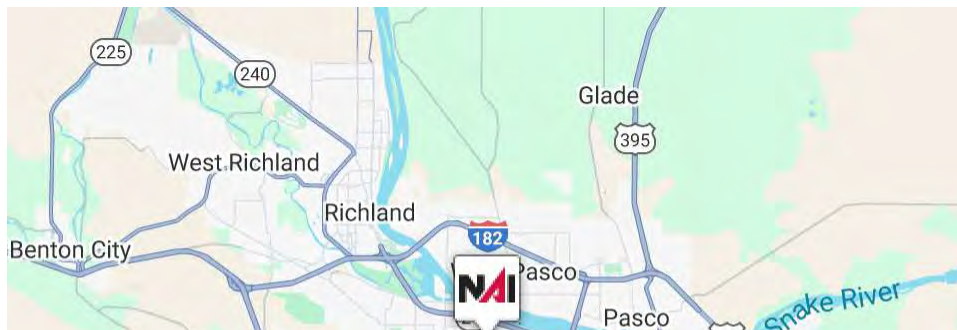
Property Overview

ICONIC BUILDING FOR LEASE!!!

Prominent Store Frontage offering 1,934 SF with a desirable Drive-Thru! Centrally located on Clearwater proving Pylon Signage. Surrounded by major retail, groceries, and restaurants. Easy access to HWY 240.

Property Highlights

- Drive-thru
- Prominent placement for business
- High-traffic exposure
- Prime location



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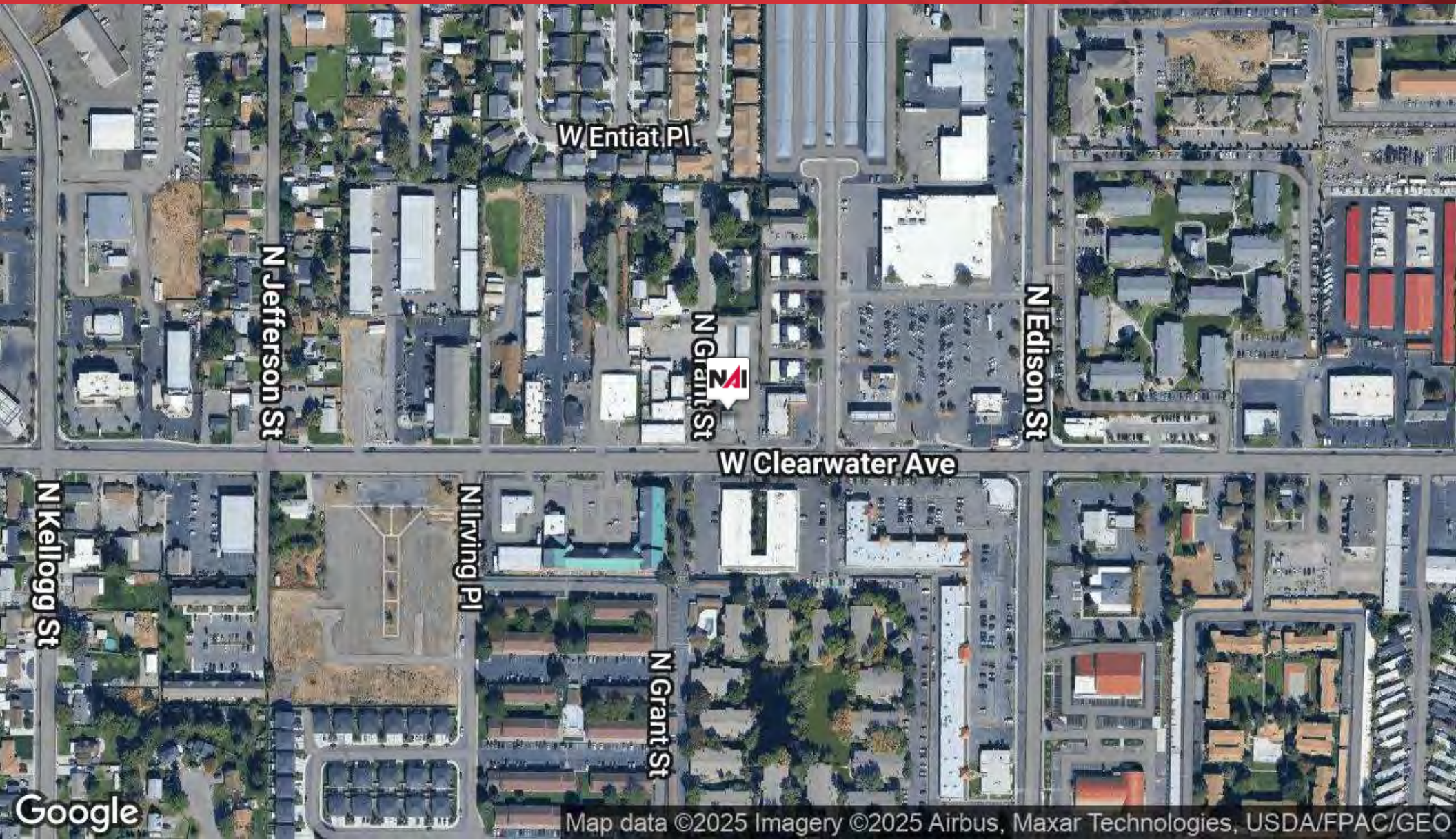
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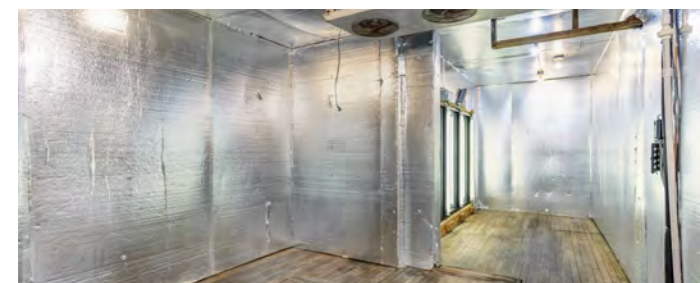
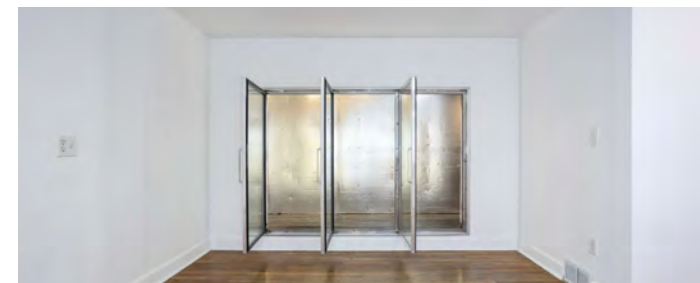
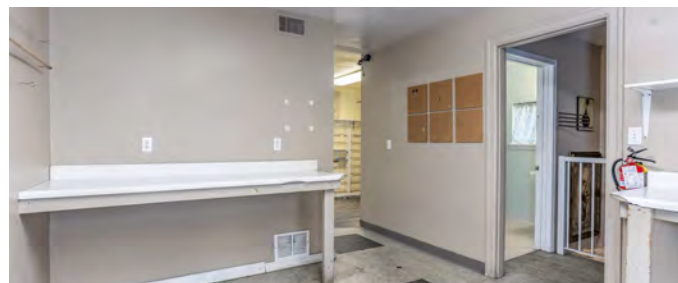
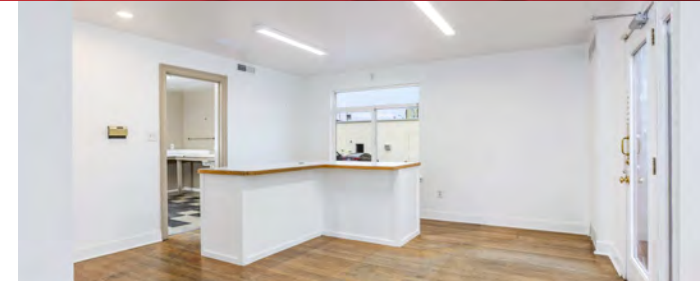
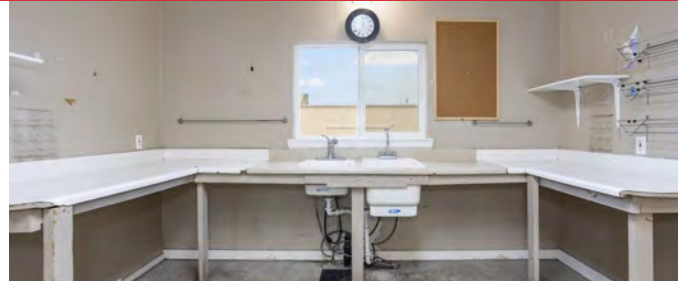
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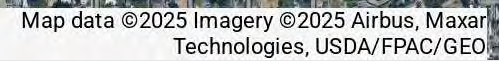
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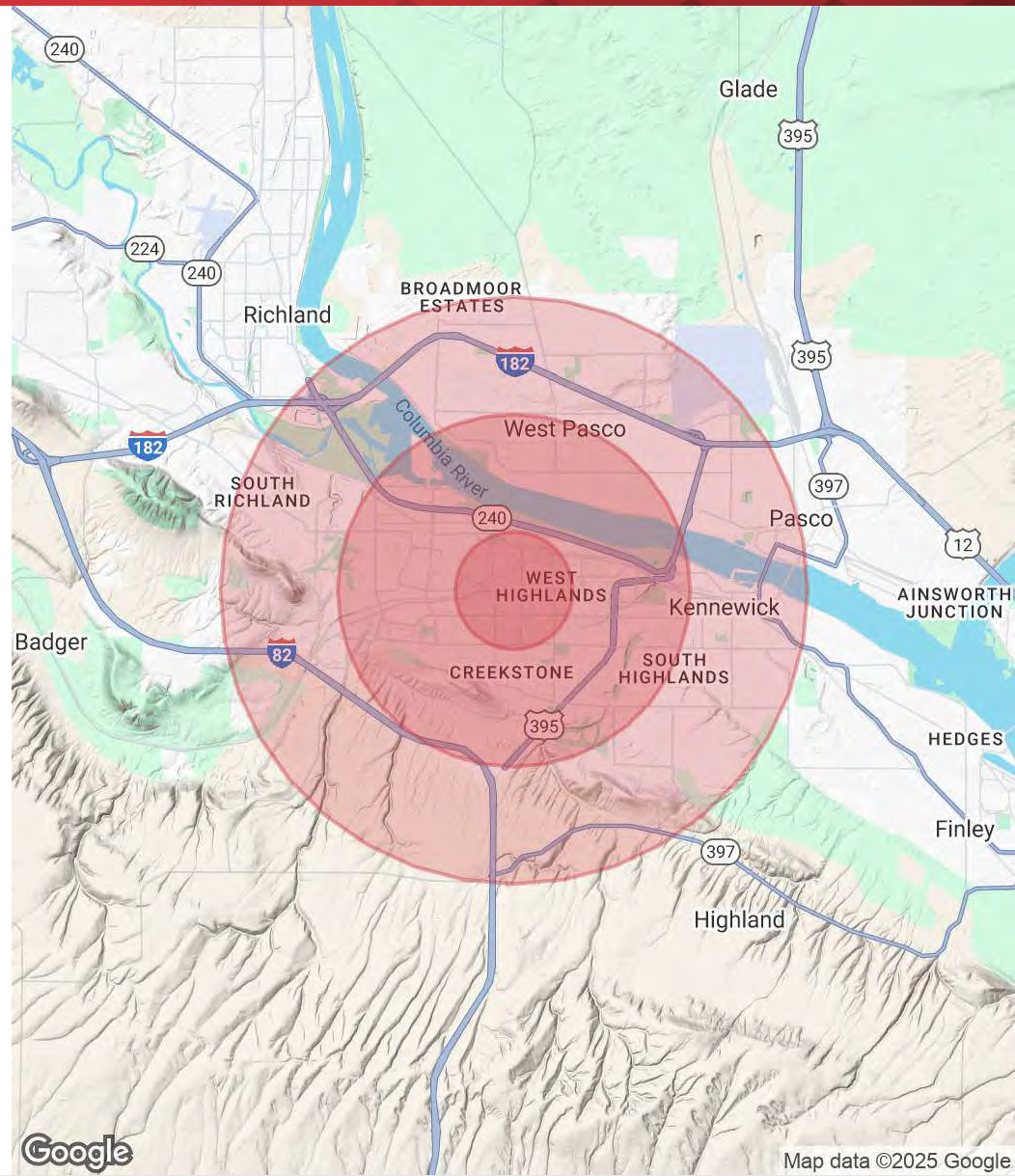
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,196	73,770	169,756
Average Age	36	38	37
Average Age (Male)	35	37	36
Average Age (Female)	37	39	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,946	27,799	60,078
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$82,624	\$101,931	\$110,978
Average House Value	\$305,924	\$384,622	\$392,799

Demographics data derived from AlphaMap



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