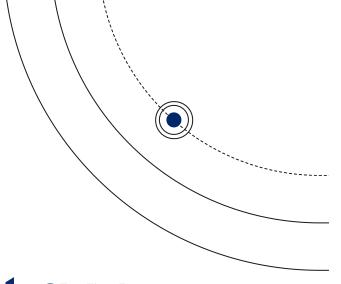


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PROPERTY SUMMARY





VIDEO

OFFERING SUMMARY

SALE PRICE: \$2,450,000 (all)

LOT SIZE: 1.3 Acres

PROPERTY DESCRIPTION

This offering is for the former Farmers Exchange Complex in downtown Kennewick. There are 3 sites total that can be purchased individually or as a package. They all offer a great mix of retail uses, shop space and ample parking.

Each building has it's own unique character and charm and feature architecture and materials we just don't see anymore. These properties are primed for revitalization and offer the opportunity for multiple uses and business types. All of the properties benefit from having great street frontage.

PROPERTY HIGHLIGHTS

- 3 Properties Total
- Ample Parking
- Can Be Purchased Together of Indvidually
- Corner Site at Benton & Canal

PROPERTY OFFERINGS

215 W. CANAL DRIVE

- 17,175 Finished Square Feet
- .378 Acre Lot
- 3 Story Building
- Former Farm Store Site
- · Canal Drive Frontage
- · Listed on National Historic Registry
- \$998,000
- \$58.11/sf

35 N. BENTON STREET

- 9,988 Finished Square Feet
- 6975 SF in Main Building
- Attached 3,013 SF Shop
- .315 Acre Lot
- Parking/Display Areas
- · Corner of Canal & Benton
- \$935,000
- \$93.61/sf

19 N BENTON STREET

- 7,060 Finished Square Feet
- 2.160 SF Retail Area
- 4,900 SF Shop with Overhead Door
- .602 Acre Lot
- Ample Parking
- Benton Street Frontage
- \$670,000
- \$94.90/sf







PROPERTY DESCRIPTION



ZONING

The property is zoned COMMERCIAL CENTRAL BUSINESS DISTRICT (CBD), which is defined in the city of Kennewick Municipal Code, Chapter 18.03.040 as:

The purpose of the CBD district is to accommodate a wide variety of commercial activity (particularly those that are pedestrian-oriented) together with compatible residential life styles which will result in the most intensive and attractive use of the City's Central Business District. In order to preserve the public health, safety and welfare in central business district redevelopment, protect public and private investment in property and infrastructure improvements and stabilize declining property values, certain uses of the land may be restricted or prohibited.

LOCATION DESCRIPTION

This site sits at the north edge of downtown Kennewick where the downtown area meets some industrial and then to Columbia Drive and the area between the Blue and Cable Bridges. These properties, specifically, are at the corner of Canal Drive and Benton Street. Canal is a major east to west connector through Kennewick and Benton is at the heart of the downtown Kennewick. They sit an area with quick access to SR 397, Highway 395 and other major Kennewick arterials.

Situated at the confluence of the Columbia, Snake, and Yakima Rivers in Southeastern Washington, the Tri-Cities represent the Kennewick-Pasco-Richland Metropolitan Statistical Area in Benton and Franklin counties.

Kennewick, Pasco, Richland, and West Richland make up the Tri-Cities. Then why "Tri" when there are four? The short answer is that West Richland grew large enough to deserve recognition, but the area had already been branded as the "Tri-Cities." So think of Tri-Cities as a label for the fastest growing metropolitan area in Washington State. The Tri-Cities is centrally located and linked to the major population centers of the Pacific Northwest by Interstate Highways 82, 84, and 90. Seattle and Portland are 3 ½ hours by car. The BNSF and Union Pacific Railroads have a major presence in the Tri-Cities and the Columbia River connects the region with the Port of Portland. The Tri-Cities Airport (PSC) offers direct daily flights to Seattle, Portland, San Francisco, Denver, Salt Lake City,

ADDITIONAL PHOTOS



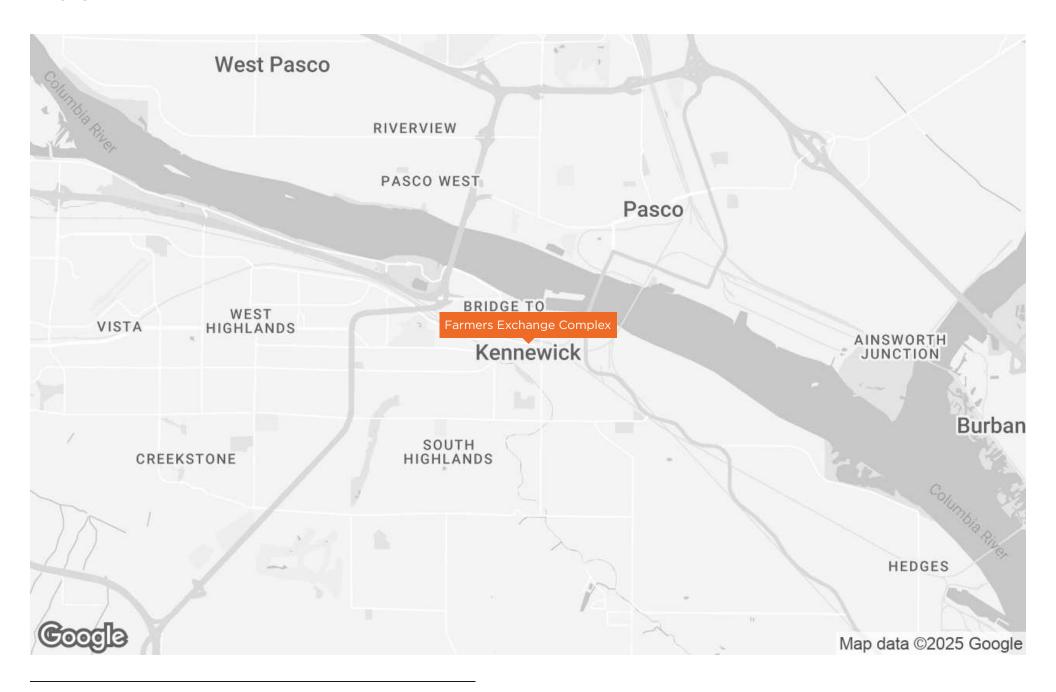




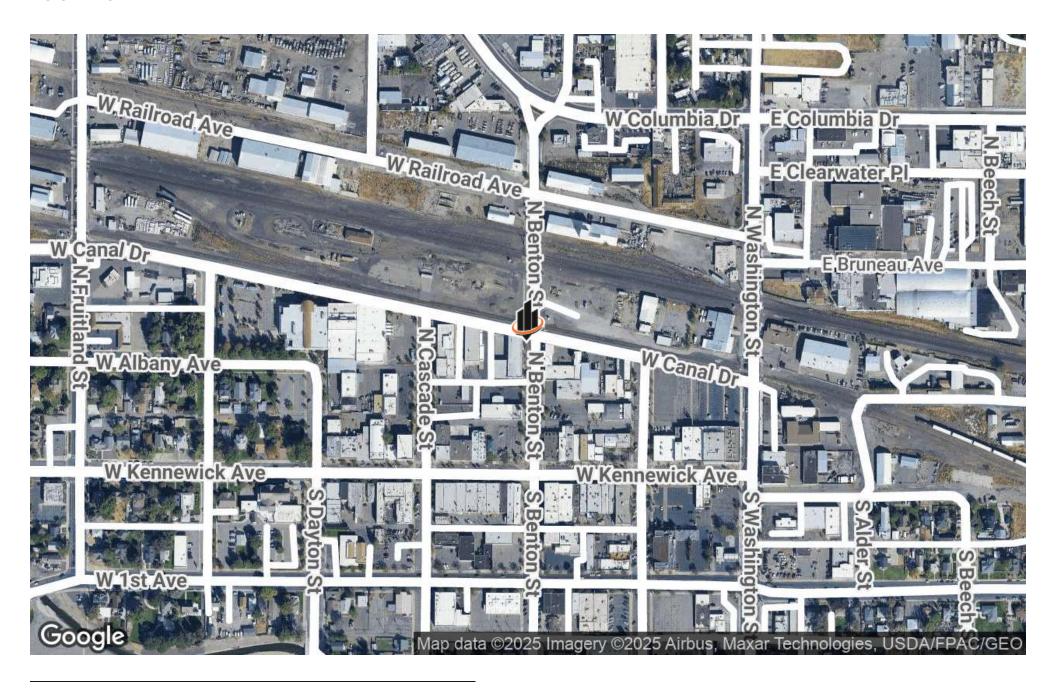




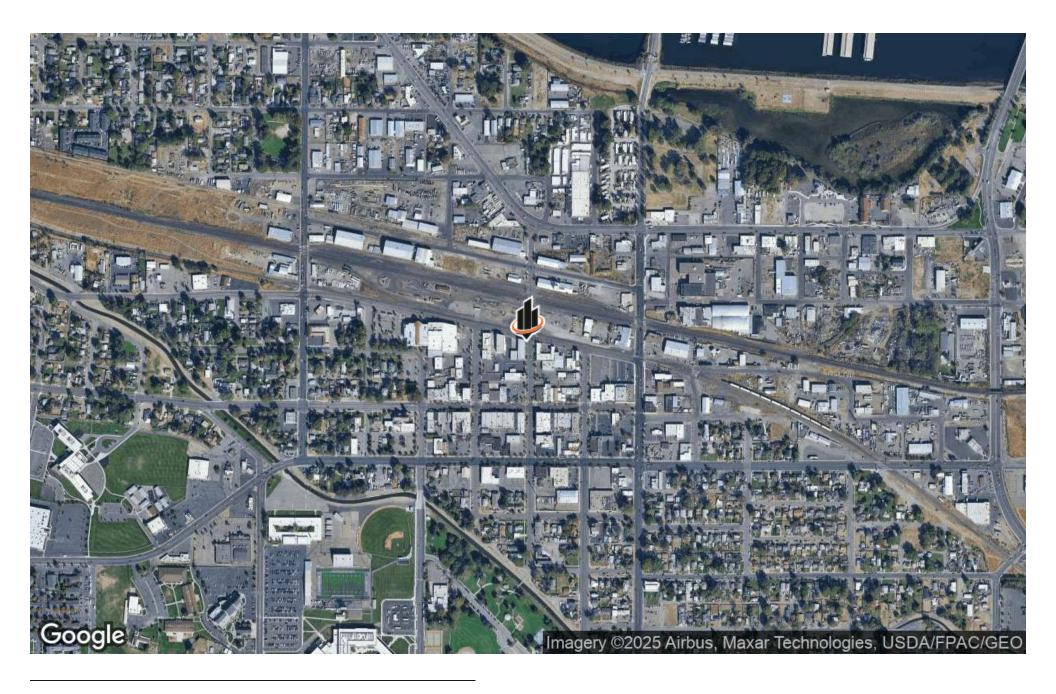
REGIONAL MAP



LOCATION MAP



AERIAL MAP



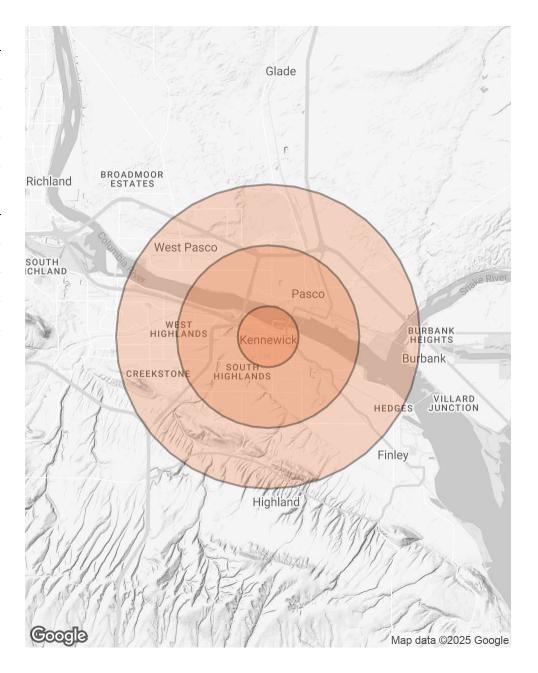


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,480	83,783	144,155
AVERAGE AGE	34	35	36
AVERAGE AGE (MALE)	33	35	35
AVERAGE AGE (FEMALE)	36	36	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES

TOTAL HOUSEHOLDS	3,773	27,969	48,520
# OF PERSONS PER HH	2.8	3	3
AVERAGE HH INCOME	\$60,512	\$83,246	\$98,381
AVERAGE HOUSE VALUE	\$263,337	\$315,315	\$352,719

Demographics data derived from AlphaMap



AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	6,861	60,370	152,195
AVERAGE AGE	36	36	36
AVERAGE AGE (MALE)	35	35	36
AVERAGE AGE (FEMALE)	37	37	37

HOUSEHOLD & INCOME	5 MINUIES	IO MINUTES	15 MINUIES
TOTAL HOUSEHOLDS	2,510	21,007	52,876
PERSONS PER HH	2.7	2.9	2.9
AVERAGE HH INCOME	\$69,182	\$78,969	\$96,454
AVERAGE HOUSE VALUE	\$264,920	\$310,215	\$353,356
PER CAPITA INCOME	\$25,622	\$27,230	\$33,260

Map and demographics data derived from AlphaMap

