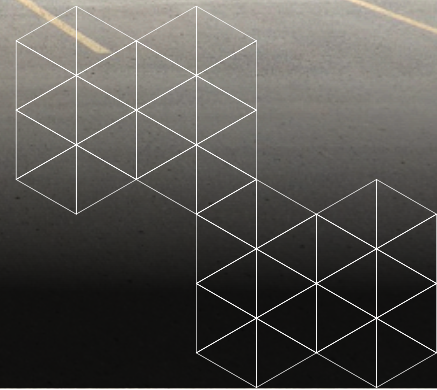


# FOR LEASE



## WHEATLAND SHOPPING CENTER

1630 - 1690 S Grand Avenue | Pullman, WA 99163



<b>SUITE ADDRESS</b>	1656 S Grand Ave (Suite C2)
<b>LEASE RATE</b>	\$16.00 PSF/YR, NNN
<b>EST. NNN RATE</b>	\$6.00 PSF
<b>SPACE SIZE</b>	±1,530 SF

**ANDY BUTLER, CCIM**

509.385.9121

andy.butler@kiemlehagood.com

**GUNNAR KNUTSON**

509.755.7520

gunnar.knutson@kiemlehagood.com

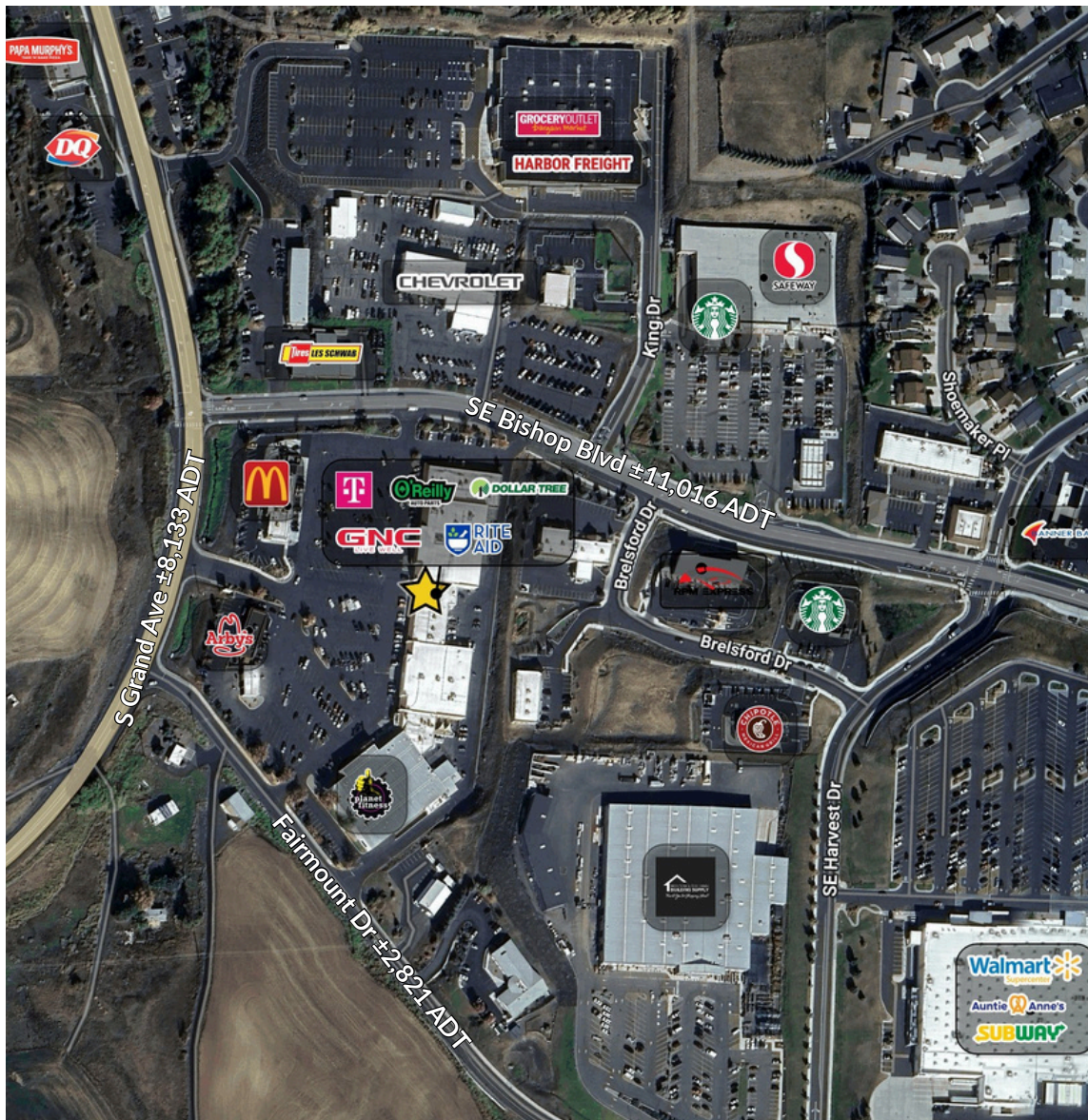
**KIEMLEHAGOOD**

Retail Space Available immediately! Take advantage of this ±1,530 SF retail suite (#C2) for lease at the Wheatland Shopping Center, located on S Grand Ave (HWY 27). With high visibility, popular neighboring retailers and minutes from the WSU Campus, this location offers an excellent opportunity for your business. Don't miss out on this prime retail space!



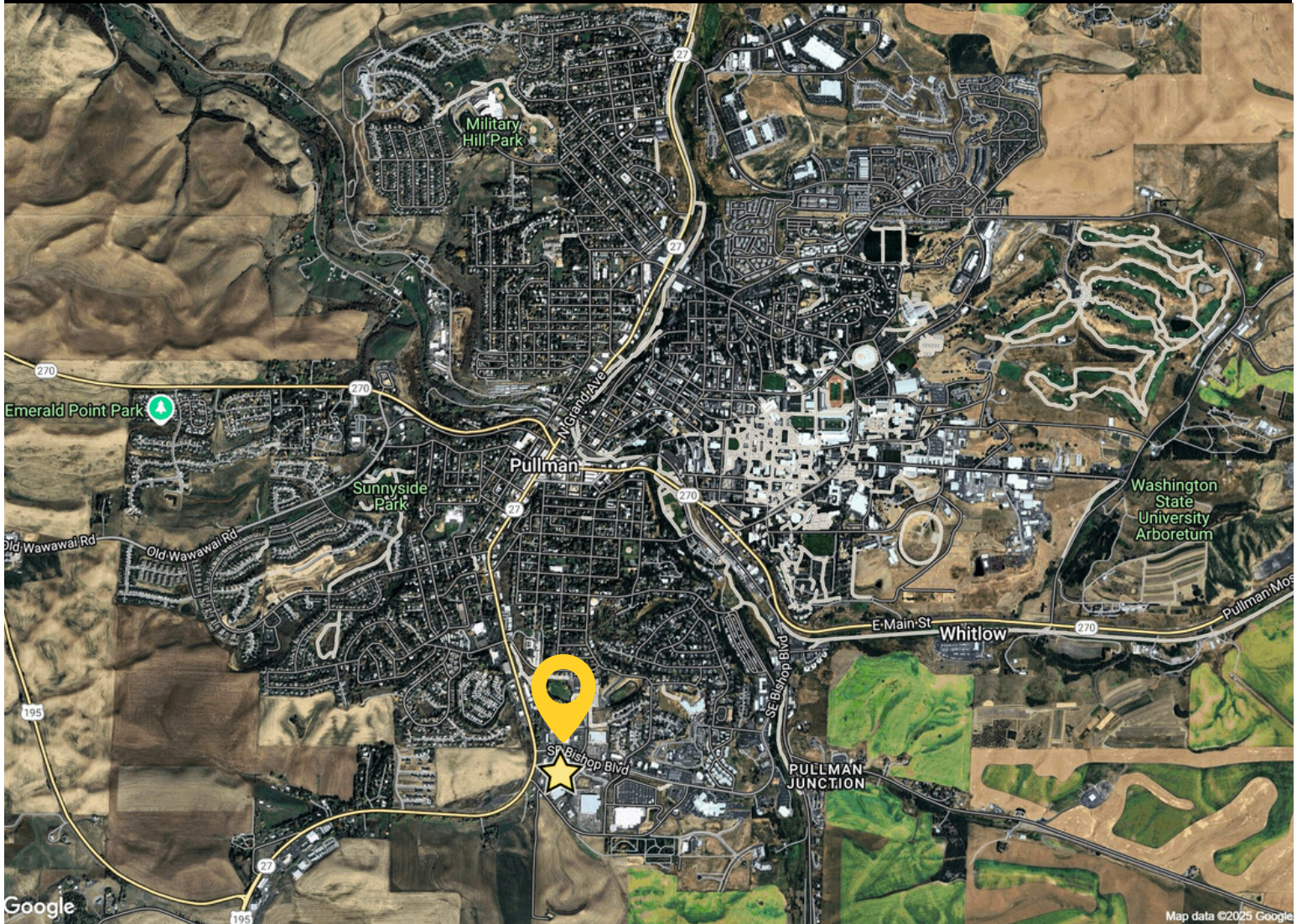
**DEMOGRAPHICS**

	<b>1 MI</b>	<b>3 MI</b>	<b>5 MI</b>
Est Pop 2024	5,393	33,360	33,929
Projected Pop 2029	5,549	34,675	35,286
Proj Ann Growth (24-29)	2.89%	3.94%	3.99%
Est Daytime Pop	3,708	17,908	18,226
2024 Average HHI	\$126,201	\$81,391	\$81,983
2024 Median HHI	\$69,547	\$46,094	\$46,441



**Current Tenants**

- O'Reilly Auto Parts
- Dollar Tree
- T-Mobile
- South Fork Public House
- Arby's
- Mc Donald's
- Planet Fitness
- Palouse Pediatric Dentistry
- Willamette Dental
- Hollywood Nails
- GNC
- Pets Are People Too



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[VIEW LOCATION](#)



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## OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 W MAIN AVENUE, SUITE 400  
SPOKANE WA 99201