

LEASE

8011 Keene Rd

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West Richland, WA 99353

PRESENTED BY:

SCOTT HOWELL

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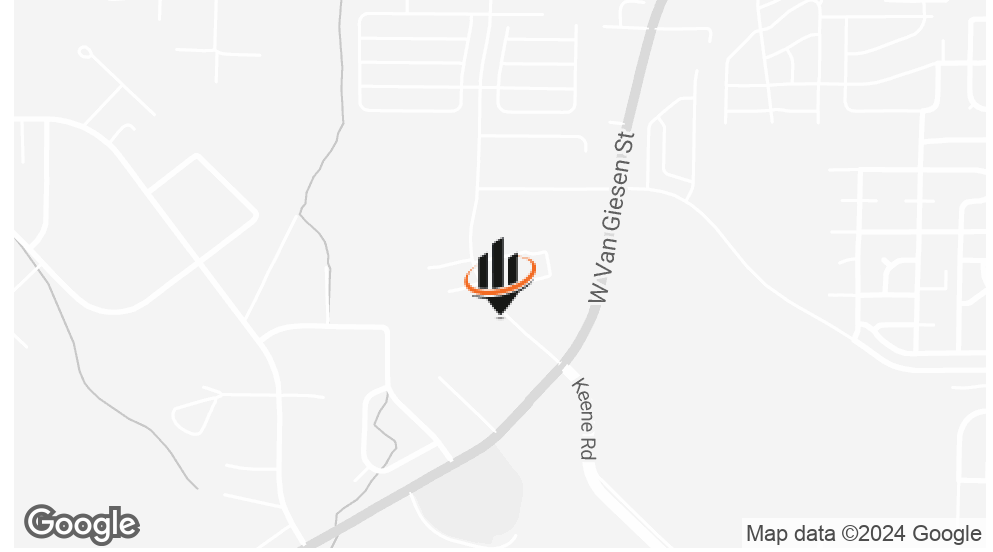
JAMES WADE

O: 509.737.9429

james.wade@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$4,250.00/Month (MG)
BUILDING SIZE:	2,256 SF
AVAILABLE SF:	2,256 SF
LOT SIZE:	1 Acres
YEAR BUILT:	2010
ZONING:	Commercial
APN:	102974013216002

PROPERTY OVERVIEW

Wine tasting room available for lease in West Richland. Beautiful tasting room, that boasts 2,256 sqft on main and upper level. Food truck pad site outside that measures 45x14 with hookups. Available April 1, 2024. Please do not disturb Tenant. Call LA with showing instructions.

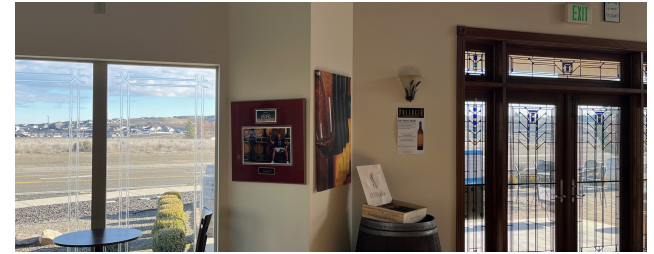
PROPERTY HIGHLIGHTS

- Prime Tasting Room West Richland
- Food Truck Pad Site Included

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ADDITIONAL PHOTOS

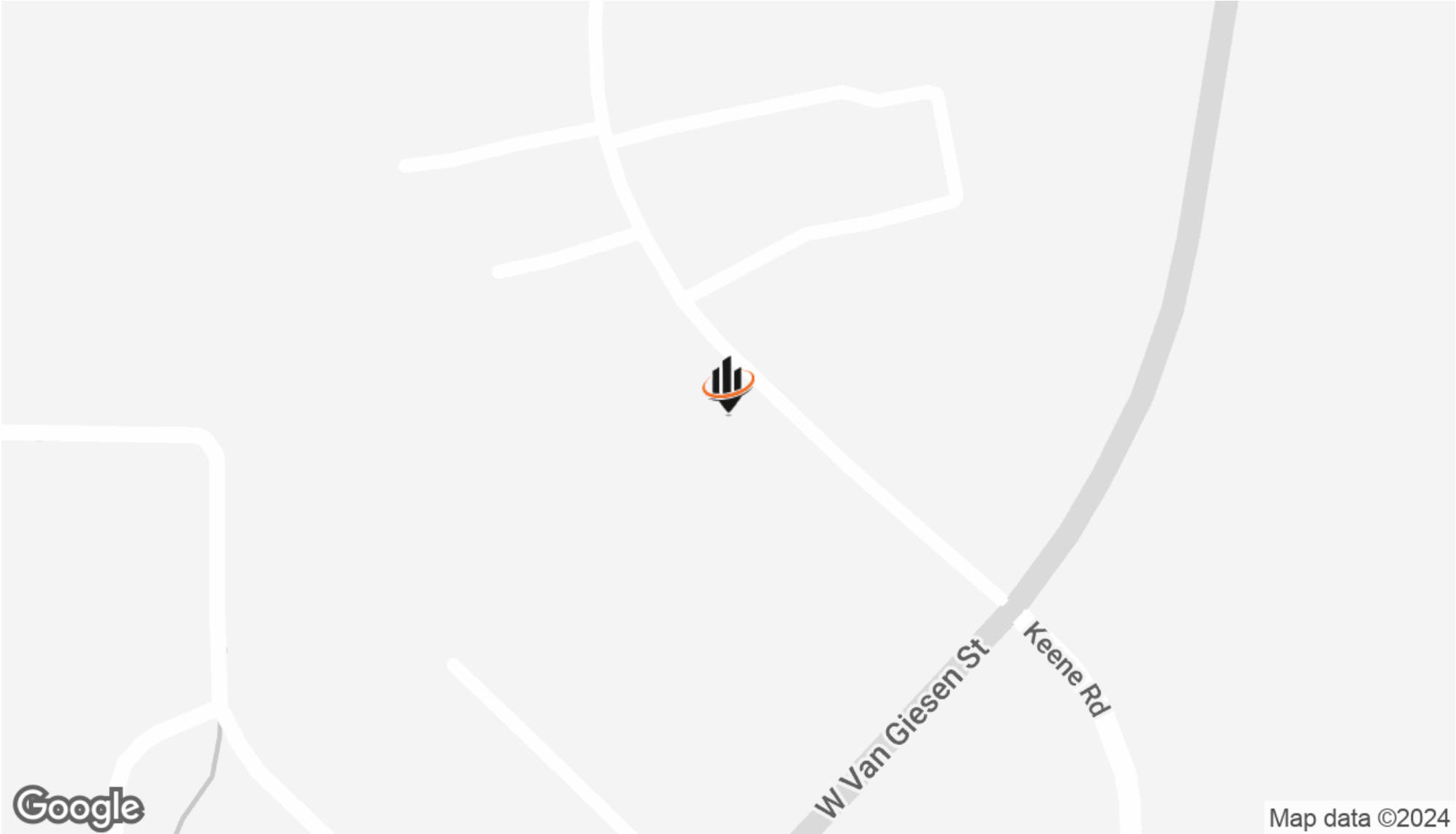


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

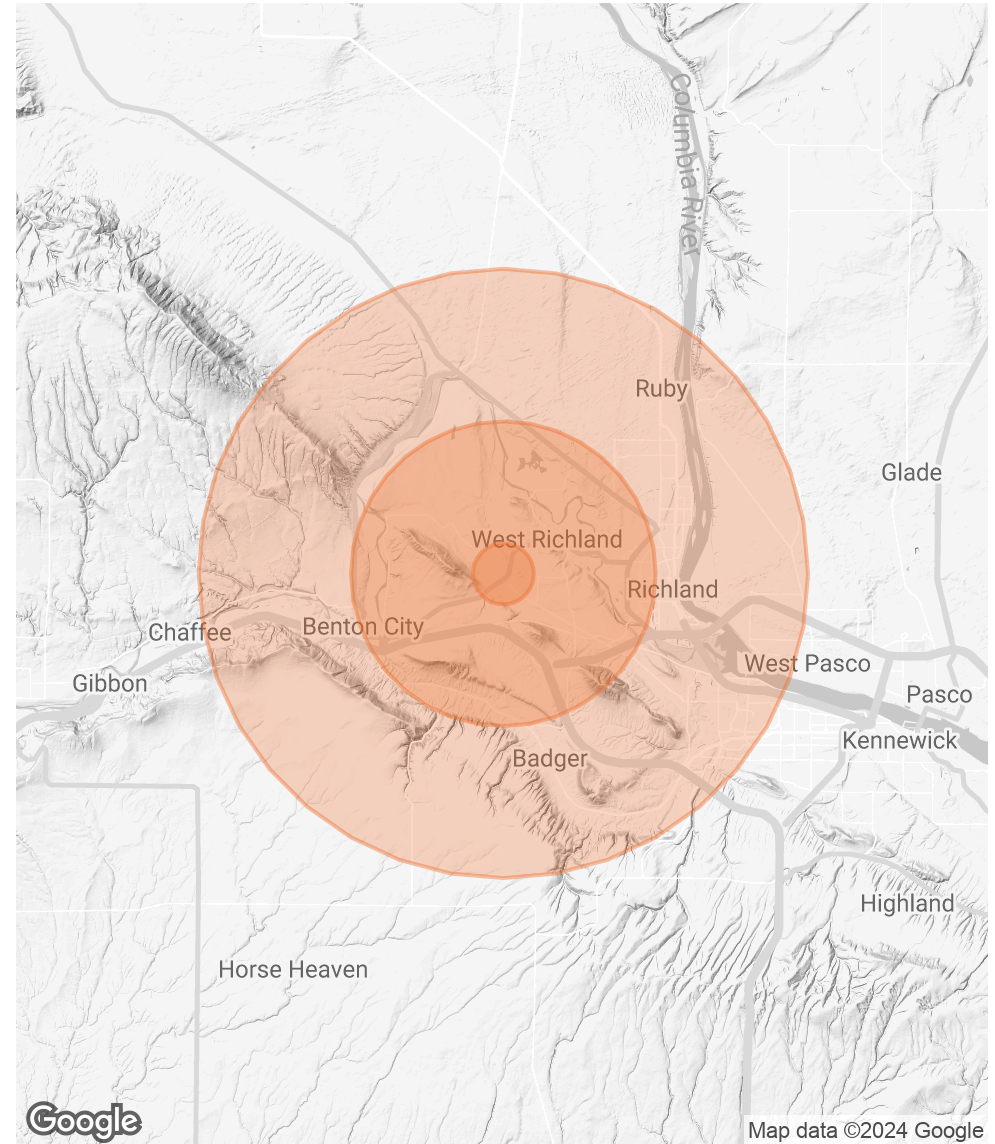
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,045	39,470	120,012
AVERAGE AGE	34.2	36.5	36.6
AVERAGE AGE (MALE)	33.7	36.2	35.8
AVERAGE AGE (FEMALE)	33.7	36.7	37.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	648	14,489	45,647
# OF PERSONS PER HH	3.2	2.7	2.6
AVERAGE HH INCOME	\$118,611	\$100,031	\$98,274
AVERAGE HOUSE VALUE	\$308,845	\$268,839	\$284,697

* Demographic data derived from 2020 ACS - US Census



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