



# RETAIL SPACE

Available For Lease

±1,500 SF | \$16 PSF + NNN | MLS 288418

5215 W Clearwater Ave, Ste 104, Kennewick, WA 99336



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89 Gage Blvd  
Richland, WA 99352  
509 943 5200 tel  
naitri-cities.com



1,500 SF | Retail

## Marineland Plaza - 104

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### Property Overview

Position your business for success on one of the Tri-Cities' busiest commercial corridors! This premier retail space is ideally located at the highly trafficked intersection of Clearwater Avenue and Edison Street, offering exceptional visibility and exposure to steady daily traffic. Become part of a well-established  $\pm 50,000$  SF retail center featuring a diverse mix of national and local tenants that consistently draw strong foot traffic and repeat customers.

Please do not disturb the current tenant. Showings by appointment only.

### Property Highlights

- Turnkey salon
- Customizable - Suit for your business needs
- New updates coming to the plaza
- NNN: Estimated at \$5.25/SF
- Tenant Improvement Allowance: Available – terms negotiable
- High-traffic location with outstanding signage opportunities
- Excellent access and ample on-site parking
- Surrounded by top national and local retailers
- ADT  $\pm 24K$

### For More Information

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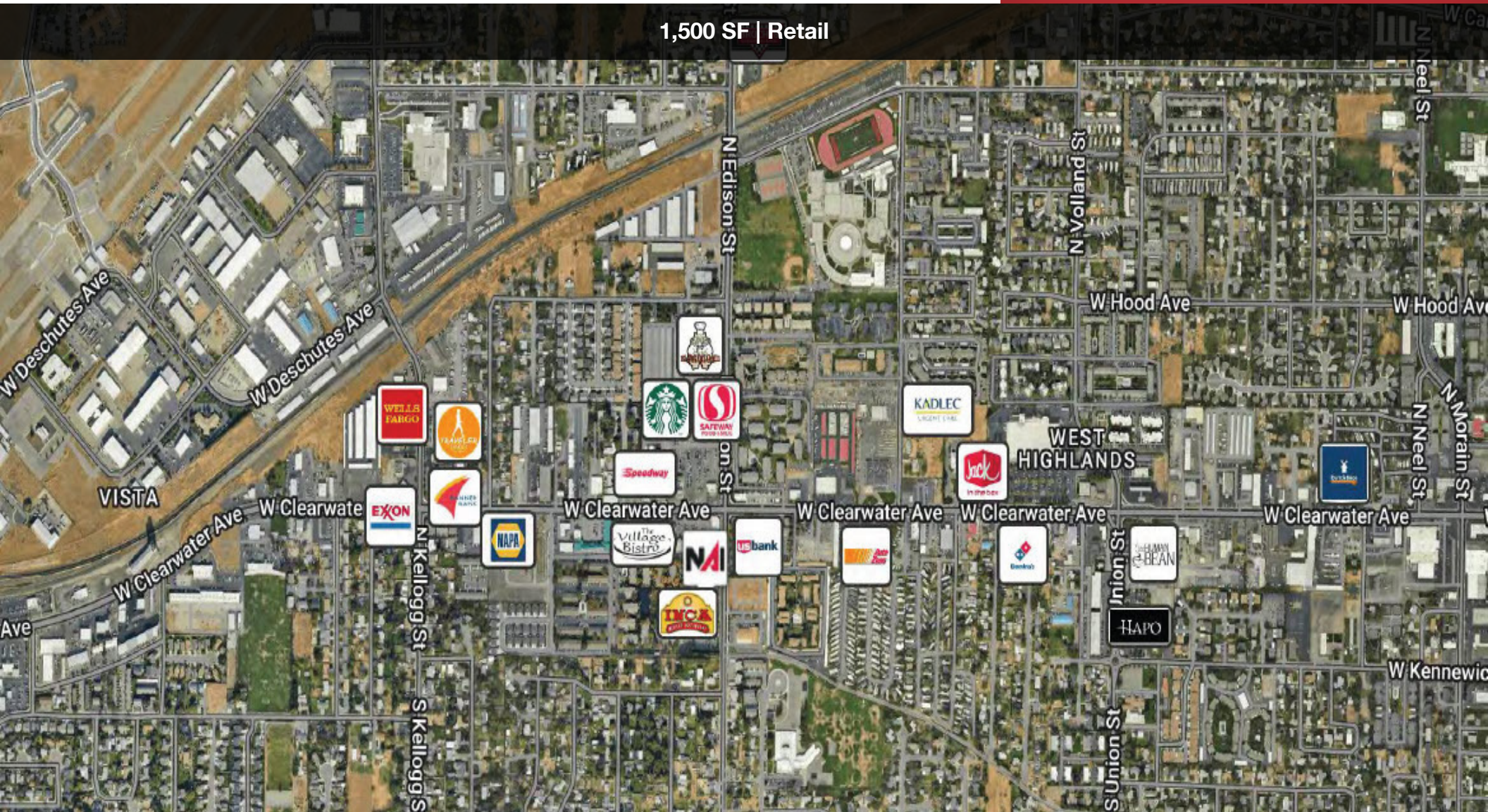
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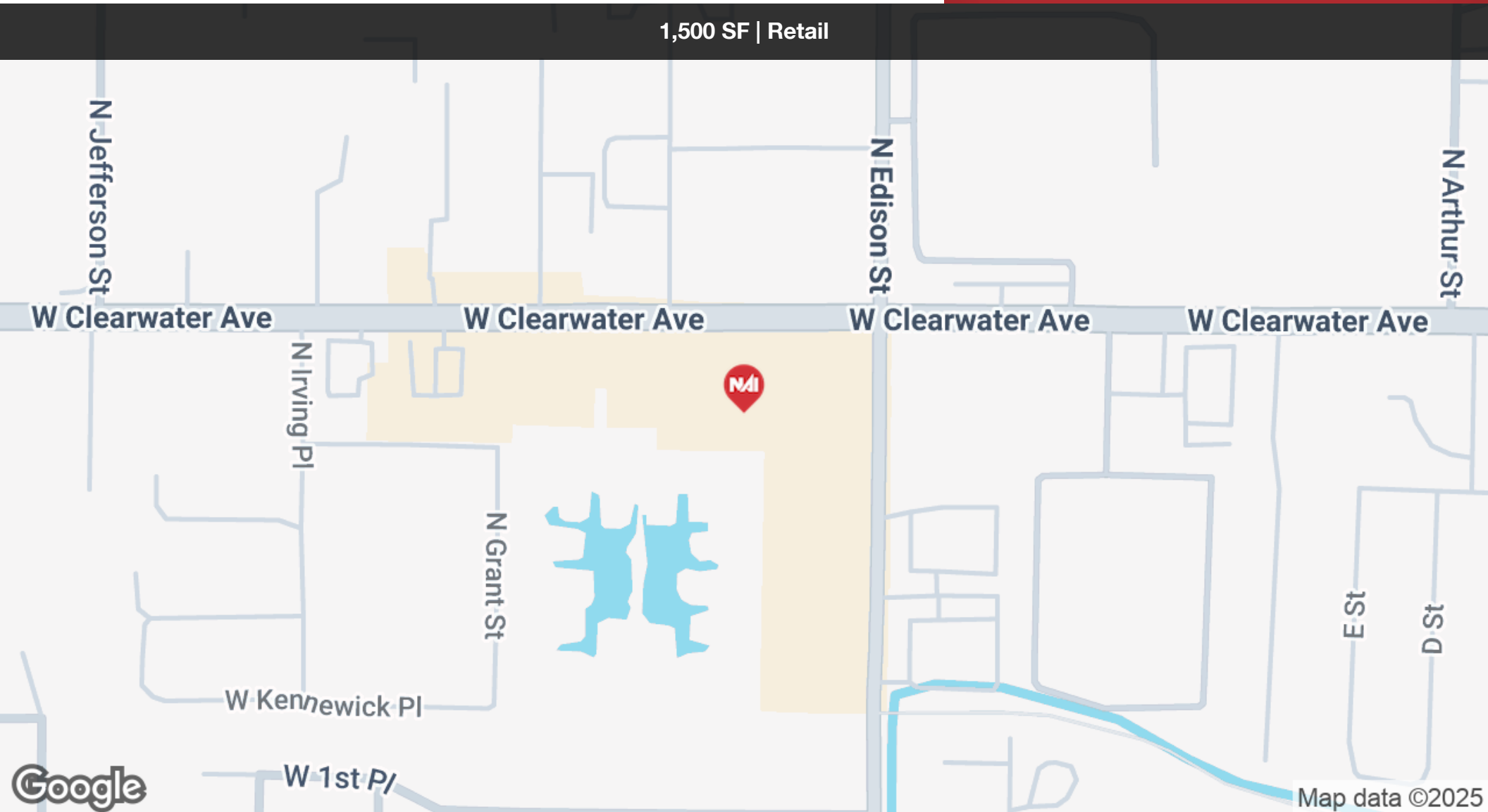


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Population	1 Mile	3 Miles	5 Miles
Total Population	13,557	73,606	169,756
Average Age	36	38	37
Average Age (Male)	35	37	36
Average Age (Female)	37	39	38
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,104	27,546	60,078
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$82,120	\$101,646	\$110,978
Average House Value	\$307,182	\$383,690	\$392,799

Demographics data derived from AlphaMap

