

FOR SALE



LIBERTY LAKE LAND PARCELS

East Mission Avenue
Liberty Lake, WA 99019

ERIK NELSON,
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KIEMLE
HAGOOD

PROPERTY OVERVIEW

East Mission Avenue –
Liberty Lake, WA 99019

LIBERTY LAKE LAND
FOR SALE

- Convenient access to I-90
- Great opportunity in fast growing community with strong demographics
- C-2 (Freeway Commercial): The C-2 zone designates intensive commercial areas intended to draw customers from outlying areas. The Freeway Commercial Zone allows for shopping centers and major commercial areas of regional significance, and some light industry.

Parcels

55094.9076 & 55094.9056

Land Size

± 225,205 SF (5.17 acres)

Sale Price

Contact Listing Broker



THE SURROUNDING AREA

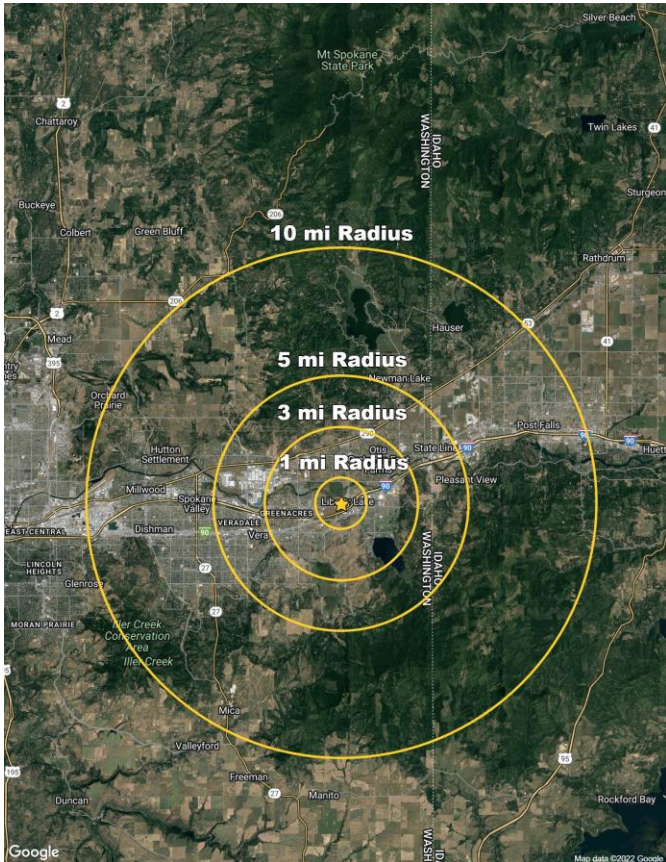
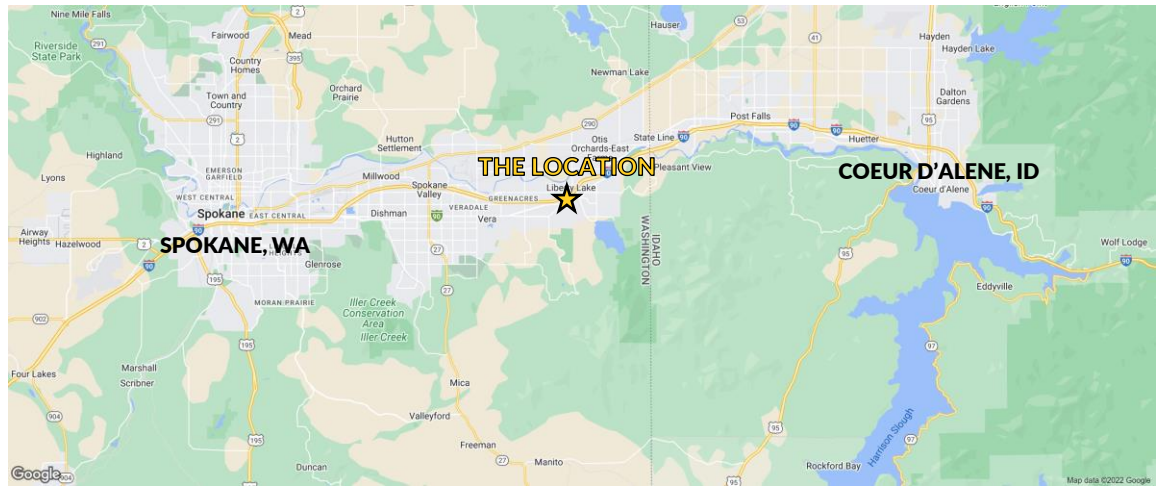
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DEMOS & TRAFFIC

East Mission Avenue –
Liberty Lake, WA 99019



DEMOGRAPHICS



	1MI	3MI	5MI	10MI
Estimated Population (23)	4,018	32,271	66,232	196,118
Projected Population (28)	4,067	32,839	69,531	207,524
Projected Annual Growth (23-28)	0.2 %	0.4 %	1.0 %	1.2 %
Estimated Households (23)	1,746	13,401	25,620	77,403
Average Household Income (23)	\$160,649	\$120,432	\$113,858	\$102,613
Median Household Income (23)	\$126,311	\$98,546	\$92,895	\$80,846
Median Age (23)	37.8	38.9	38.8	38.4
Estimated Daytime Demographic (23)	4,750	19,290	45,567	127,085

TRAFFIC COUNTS

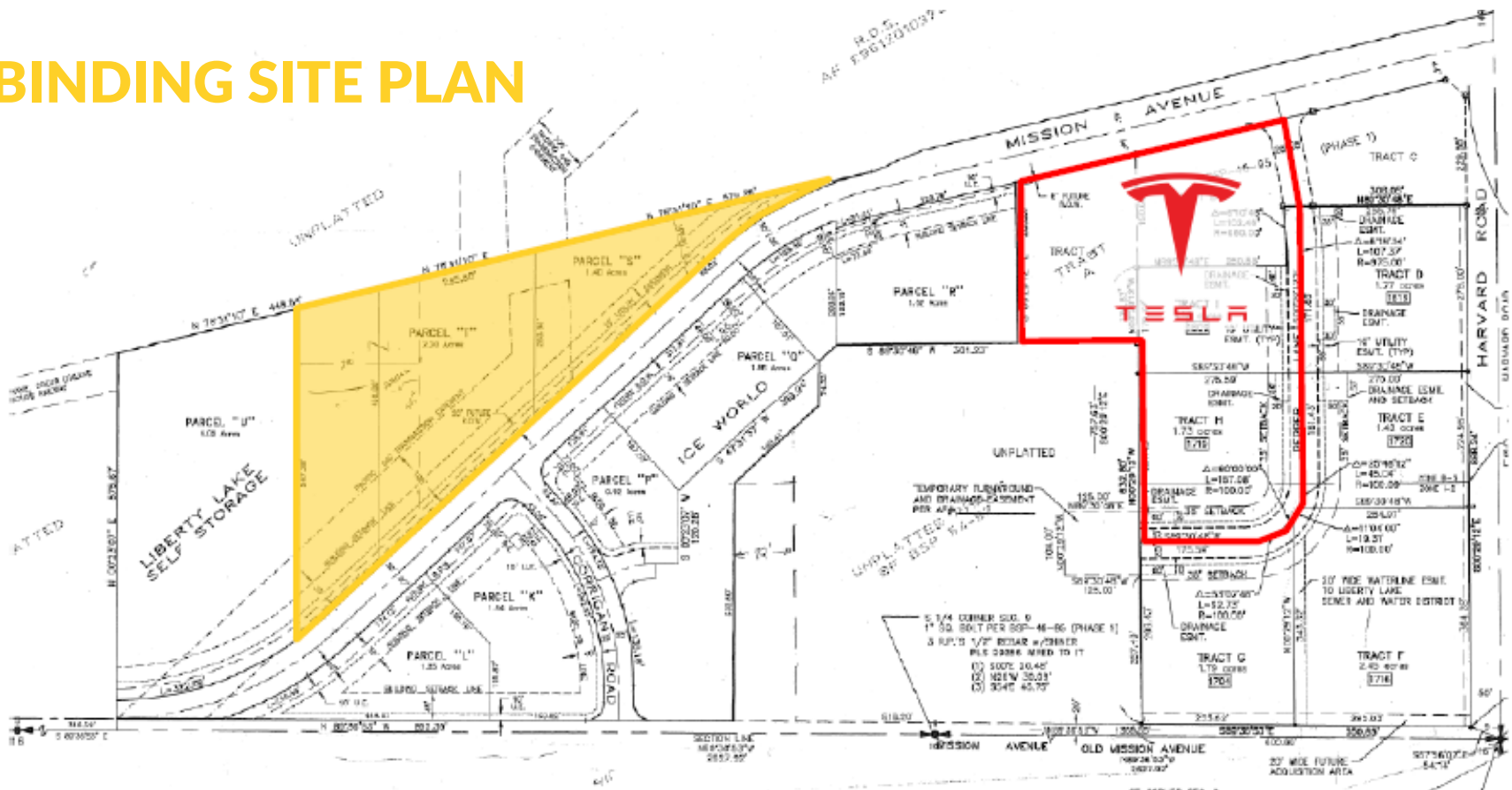


East Mission Avenue:	± 3,600 ADT
N Liberty Lake Road:	± 21,643 ADT
Interstate 90:	± 73,000 ADT
E Country Vista Drive:	± 11,500 ADT

View Location



BINDING SITE PLAN



LIBERTY LAKE LAND

East Mission Avenue,
Liberty Lake, WA 99019

601 WEST MAIN AVENUE, SUITE 400 | SPOKANE, WA 99201

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