

FOR SALE



# OWNER-USER OPPORTUNITY + INVESTMENT PLAY

14120 & 14124 N NEWPORT HWY  
MEAD, WA 99021

	14124 N Newport Hwy	14120 N Newport Hwy
TOTAL BLDG AREA	±3,840 SF	±3,691 SF
BUILDING TYPE	Bank Branch	General Office
YEAR BUILT/RENOV.	1999	2001/2013
LAND AREA	±38,896 SF (0.89 acres)	±19,435 SF (0.45 acres)
PARCEL NO.	Land: 36031.0203 Bldg: 36031.0169	Land: 36031.0202 Bldg: 36031.0168
PARKING	±29 stalls	±13 stalls
ZONING	Limited Development Area Commercial (LDAC)	
NNN INCOME	Vacant	\$80,444/yr

**7.5K SF**      **1.34 AC**      **\$2.4M**  
TOTAL BLDG AREA      TOTAL LAND AREA      SALE PRICE

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Joe DeJager is a licensed real estate agent in the State of Washington and has an ownership interest in the property.

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### PROPERTY HIGHLIGHTS

Lighted intersection of Newport Hwy & E Mt Spokane Park Dr

Access via Newport Hwy & Market St

All utilities available to site

Parcels must be sold together or separately with a simultaneous closing

### NEARBY BUSINESSES, RESTAURANTS & RETAILERS

McDonald's	7 Eleven Gas & C-Store (WIP)
Arby's	North 40 Outfitters
Bruchis Cheesesteak	Keylock Storage
Hop Mountain Taproom & Grill	Frawesome Babrershop
Taco Bell (WIP)	Alderwood RV Resort
Highway Grind	Snap Fitness Mt. Spokane
Nom Nom Gas	
Circle K Gas & C-Store (WIP)	



### 14124 N NEWPORT HWY

BUILDING AREA	±3,840 SF
GROUND FLOOR	±1,920 SF
LOWER LEVEL	±1,920 SF
CANOPY/DRIVE-THRU	±1,125 SF; 3 lanes
BUILDING TYPE	Bank Branch
YEAR BUILT/RENOV.	1999
LAND AREA	±38,896 SF (0.89 acres)
PARCEL NO.	Land: 36031.0203; Building: 36031.0169
PARKING	±29 stalls
ZONING	Limited Development Area Commercial (LDAC)

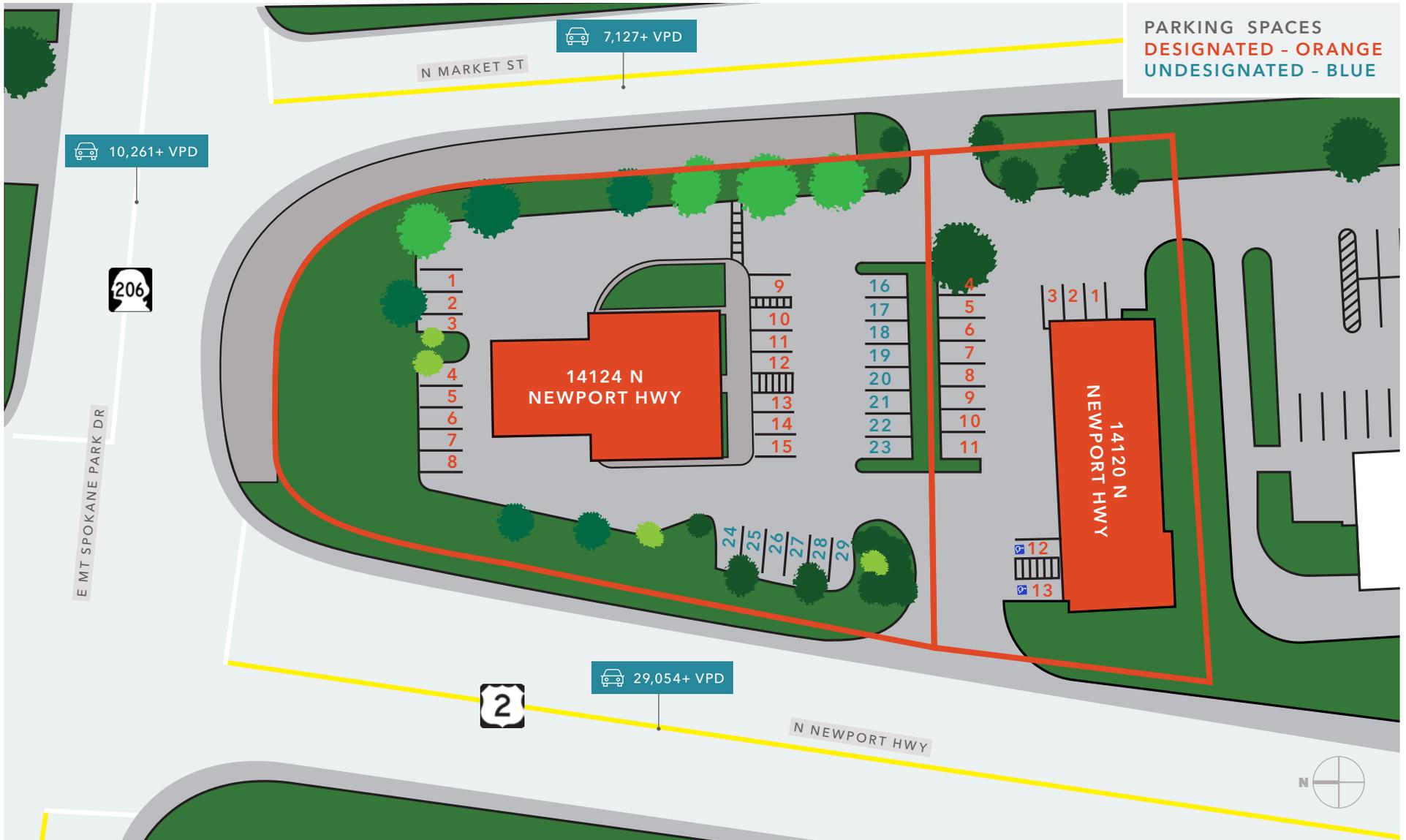
### 14120 N NEWPORT HWY

BUILDING AREA	±3,691 SF
NO. OF FLOORS	2
TENANTS	Tyler Volk State Farm Insurance Agency, Inc. Therapeutic Associates, Inc.
BUILDING TYPE	General Office
YEAR BUILT/RENOV.	2001/2013
LAND AREA	±19,435 SF (0.45 acres)
PARCEL NO.	Land: 36031.0202; Building: 36031.0168
PARKING	±13 stalls
ZONING	Limited Development Area Commercial (LDAC)

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# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	3,730	18,281	50,617
2020 CENSUS	4,125	23,207	59,218
2024 ESTIMATED	3,944	22,408	59,108
2029 PROJECTED	3,867	22,216	58,713

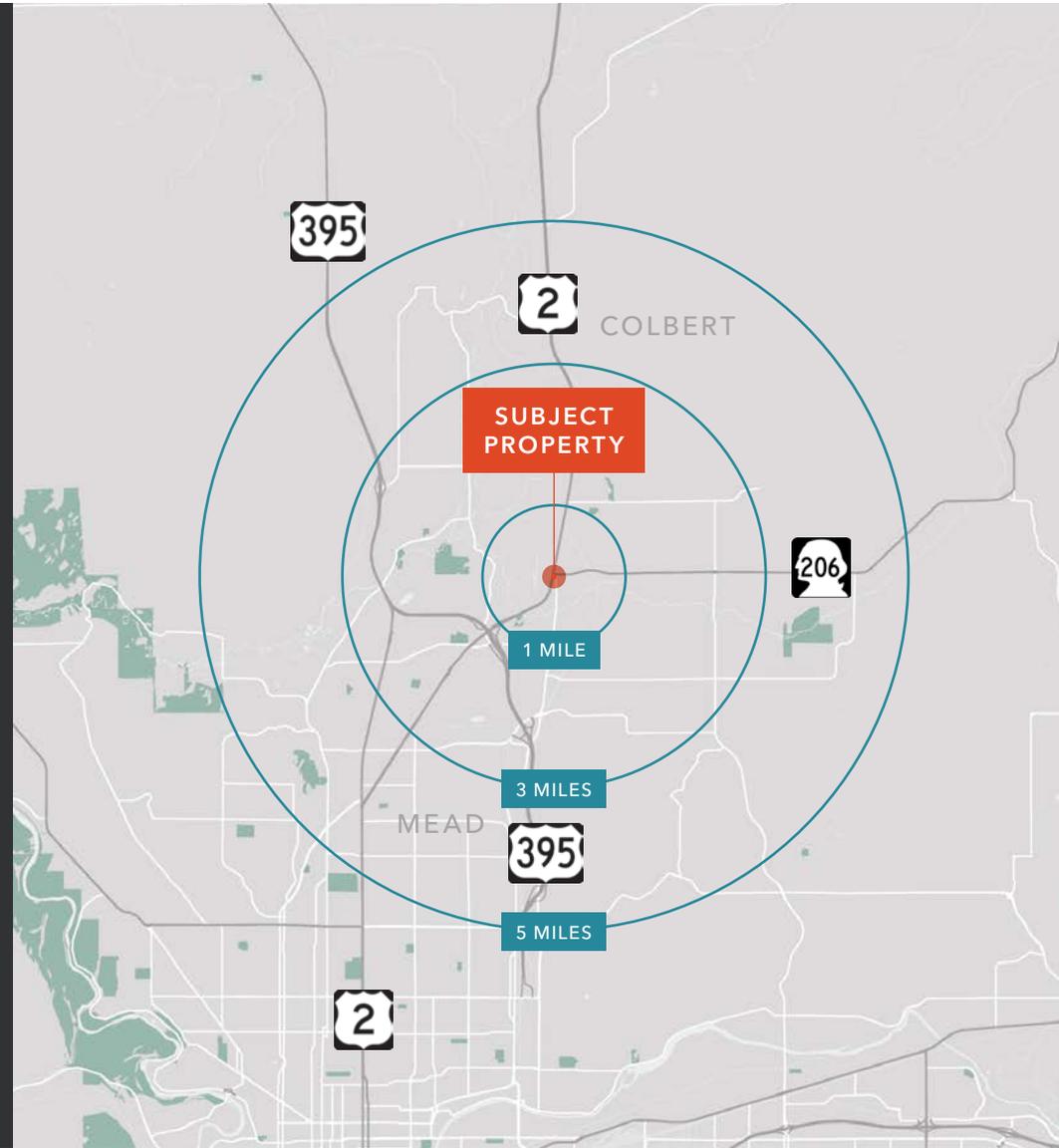
## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	45.6	43.3	39.0
% FEMALE	50.8%	50.8%	49.9%
% MALE	49.2%	49.2%	50.1%

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$86,618	\$96,103	\$88,310
2029 MEDIAN PROJECTED	\$87,109	\$97,763	\$89,729
2024 AVERAGE	\$108,723	\$128,898	\$120,187
2029 AVERAGE PROJECTED	\$115,322	\$135,101	\$125,458

Data Source: ©2023, Sites USA



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