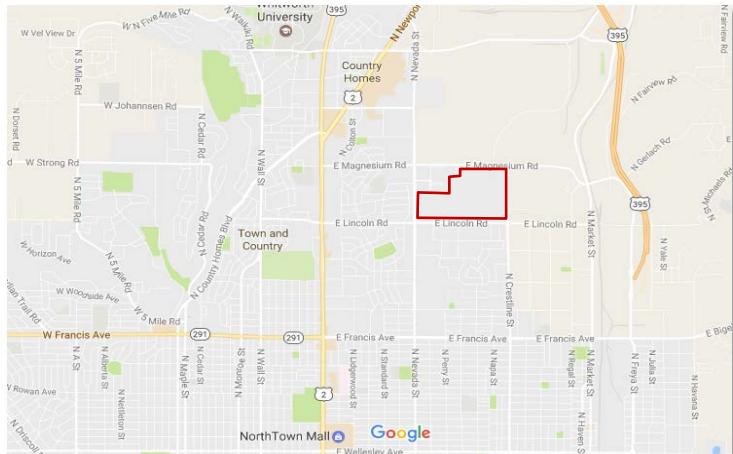


For Ground Lease or Build to Suit  
Vacant Land

**NAI Black**



For More Information, Contact: **Chris Bell, SIOR**  
+1 509 622 3538 [cbell@naiblack.com](mailto:cbell@naiblack.com)

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## 7900 N Nevada Street Spokane, WA 99208

### Property Features

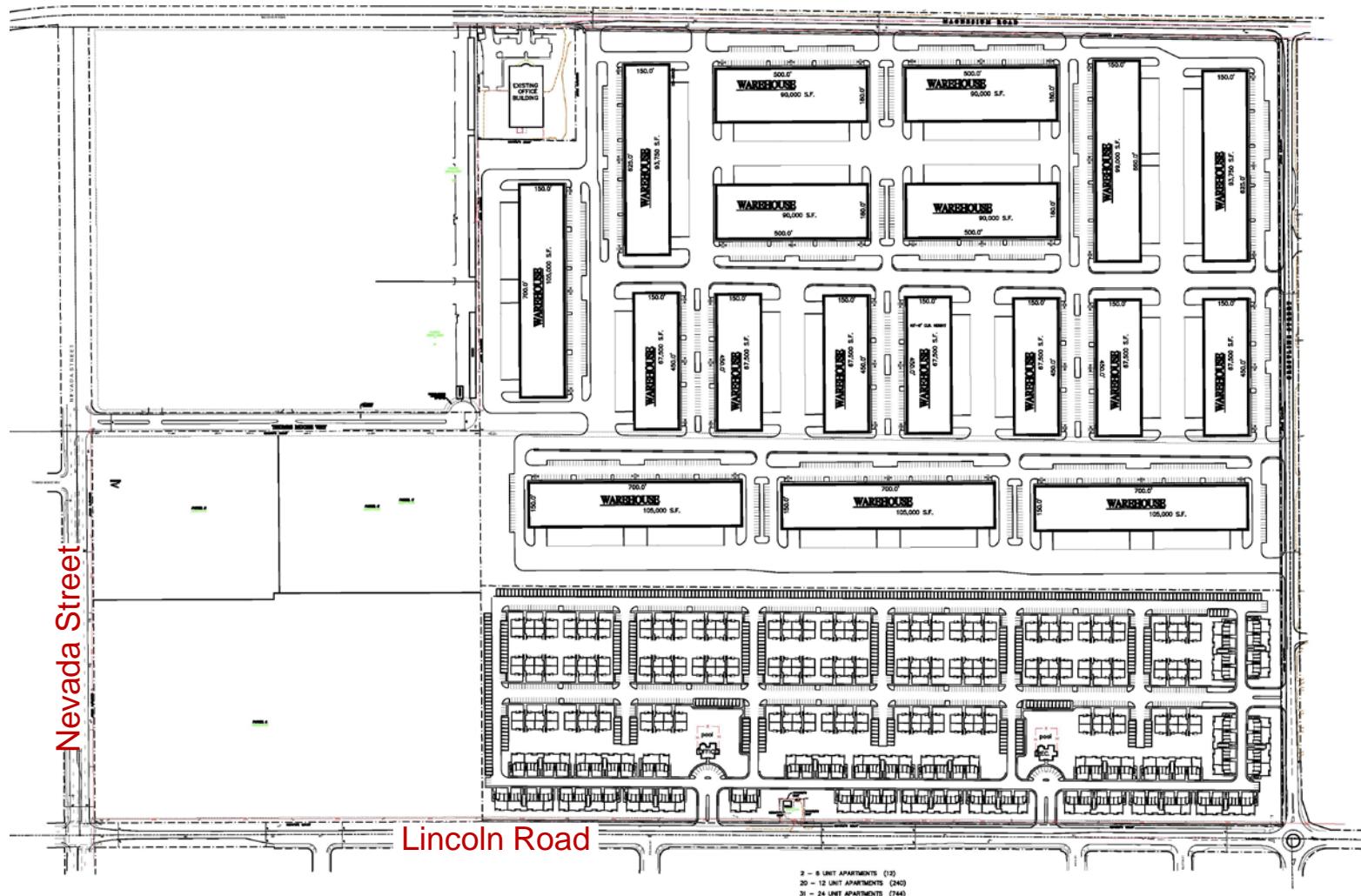
- Lot Size: 189.20 Acres ±
- Zoning: LI
- Located near multiple apartment complexes and new retail developments.
- Traffic Counts:
  - 22,900 ADT on Nevada
  - 8,300 ADT on Lincoln
- Population:
  - Within 1 Mile: 16,177
  - Within 3 Miles: 91,790
  - Within 5 Miles: 186,325

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## Proposed Site Plan



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