

FOR SALE | BUILT-TO-SUIT | GROUND LEASE



LOWES PAD

1571 Yonezawa Boulevard
Moses Lake, WA 98837

KIEMLE
HAGOOD

Jim Quigley

Managing Broker

509.701.2211

jgq@kiemlehagood.com



Parcel Number: 091356285

Zoning: General Commercial (GC)

Land Size: ± 23,522 SF or 0.54 Acres

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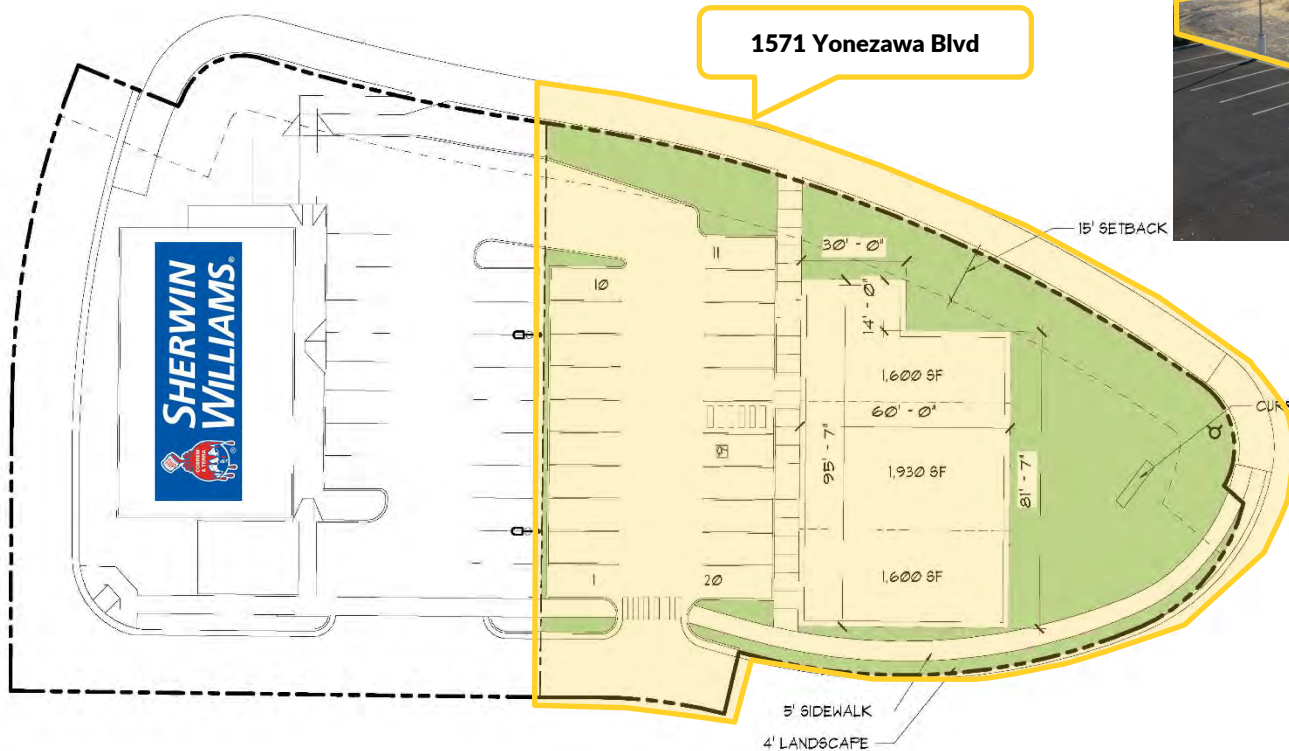


SALE PRICE: \$350,000 (\$14.88 PSF)

Moses Lake, located in Central Washington and just off I-90, is the largest city in Grant County. Moses Lake is positioned approximately 180 miles east of Seattle and 100 miles west of Spokane. Its growing economy is home to several food manufactures, high-tech data companies and a flight-testing center. Moses Lake's vibrant economy coupled with its ideal proximity to outdoor adventure makes it an ideal place to live in the Northwest.

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Preliminary Site Plan

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The Location

Distance
to

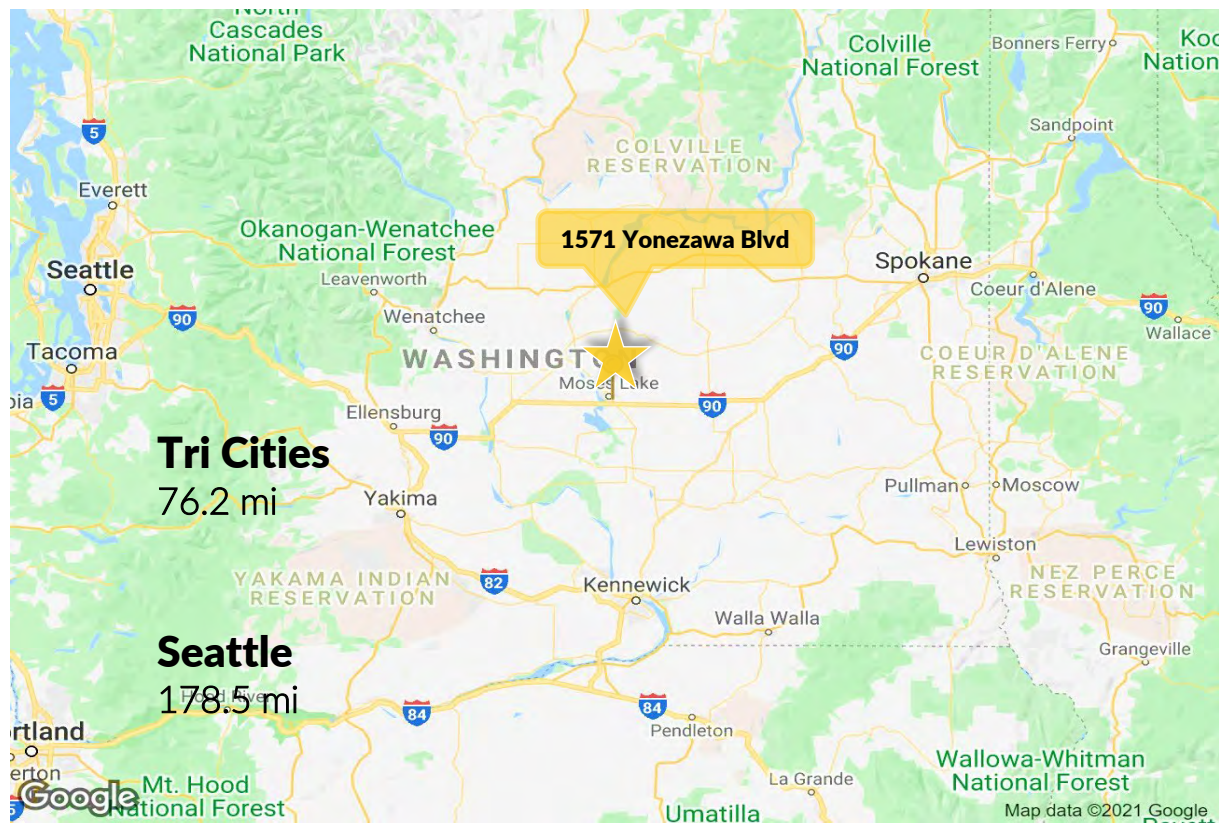


Ellensburg
72.2 mi

Tri Cities
76.2 mi

Spokane
102 mi

Seattle
178.5 mi



The Area

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Traffic Counts:

- Westbound / Eastbound I-90: $\pm 14,800$ ADT
- Northbound / Southbound WA State Route 17: $\pm 14,700$ ADT



Aerial View

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	1Mi	3Mi	5Mi	10Mi
Est. Population (2021)	2,664	21,080	35,471	45,166
Proj Population (2026)	2,938	22,809	38,236	48,444
Annual Growth (2021-26)	2.1%	1.6%	1.6%	1.5%
Est. Households (2021)	994	8,059	13,294	16,508
Average HHI (2021)	\$66,195	\$69,204	\$74,289	\$75,619
Median HHI (2021)	\$57,688	\$58,305	\$60,758	\$61,113
Median Age (2021)	34.5	34.2	33.8	33.4

For more information on this opportunity:



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