

FOR LEASE



Build to Suit or Ground Lease

1400 E. Francis Ave, Spokane, WA 99208

Lease Rate:

\$1,500/Month

Total Available SF:

±27,000 SF of Land

Property Details

- **Parcel Number:** 36332.1908, 36332.1307, 36332.1306, 36332.1305, 36332.1304
- **Size:** This property contains approximately 27,000 SF of land from the existing railroad tie fence to Perry Street.
- **Term:** Five (5) to ten (10) years preferred
- **Utilities:** City sewer and water available in the adjoining street.

Demographics

	1 Mile	3 Mile	5 Mile
Estimated Population 20	20,679	100,961	202,061
Projected Population 25	22,612	100,675	219,607
Estimated Average HHI	\$47,683	\$61,245	\$67,020
Estimated Median HHI	\$39,614	\$48,689	\$52,978
Estimated Daytime Demos	16,327	77,311	212,426
Median Age	33.4	33.9	35.3

Source: Regis Pro



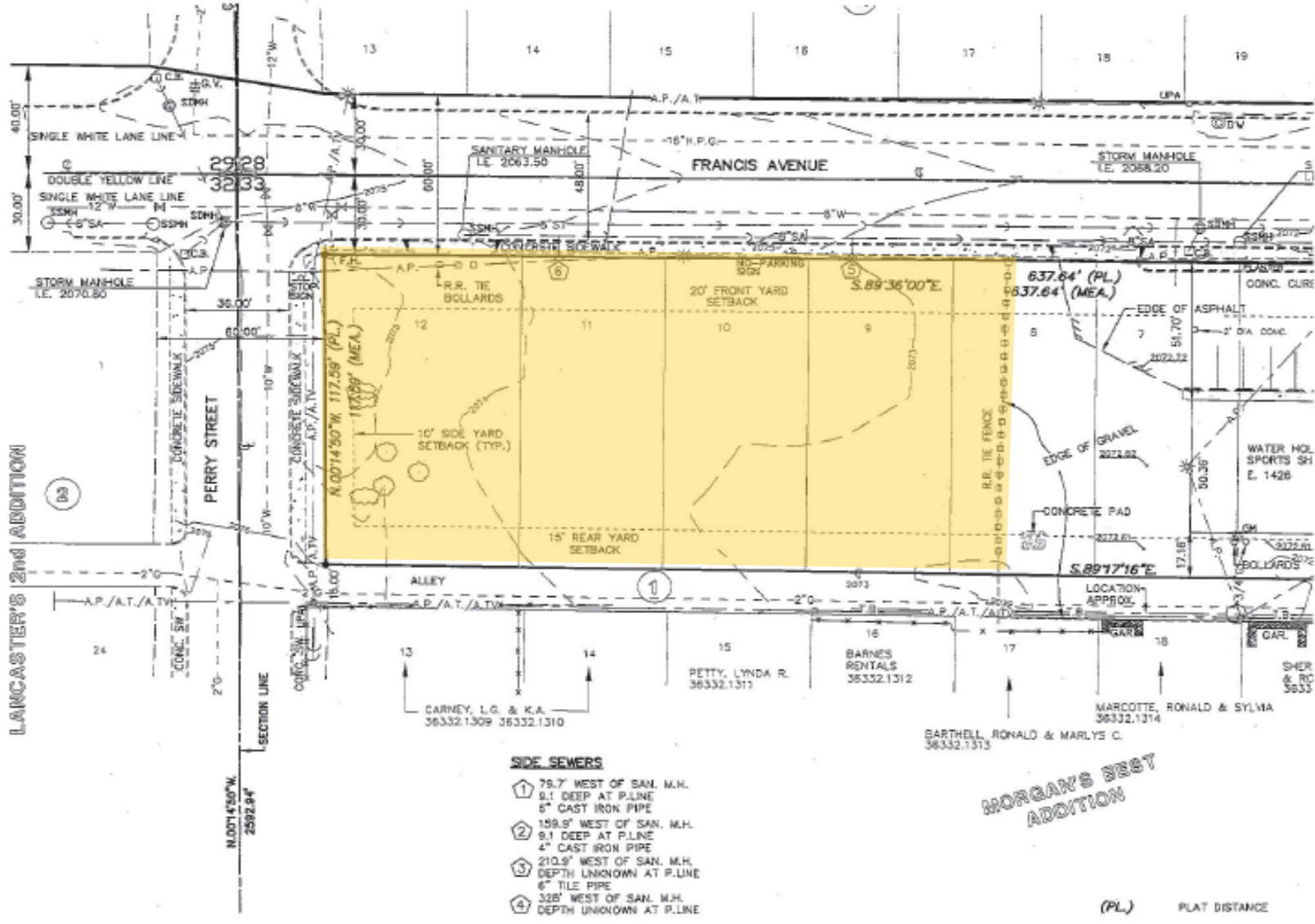
Carl Guenzel, Broker | 509.755.7543 or carlg@kiemlehagood.com

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

509.838.6541
601 W. Main Avenue, Suite 400
Spokane, WA 99201
KIEMLEHAGOOD.COM



KIEMLE HAGOOD



Build to Suit or Ground Lease | 1400 E. Francis Ave, Spokane, WA 99208

Traffic Counts

Francis Ave between Nevada and Perry:	+/-19,000 ADT
Nevada between Francis Ave and Bismark:	+/-19,000 ADT
Nevada between Francis Ave and Holyoke:	+/-22,000 ADT



Carl Guenzel, Broker | 509.755.7543 or carlg@kiemlehagood.com

Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.

