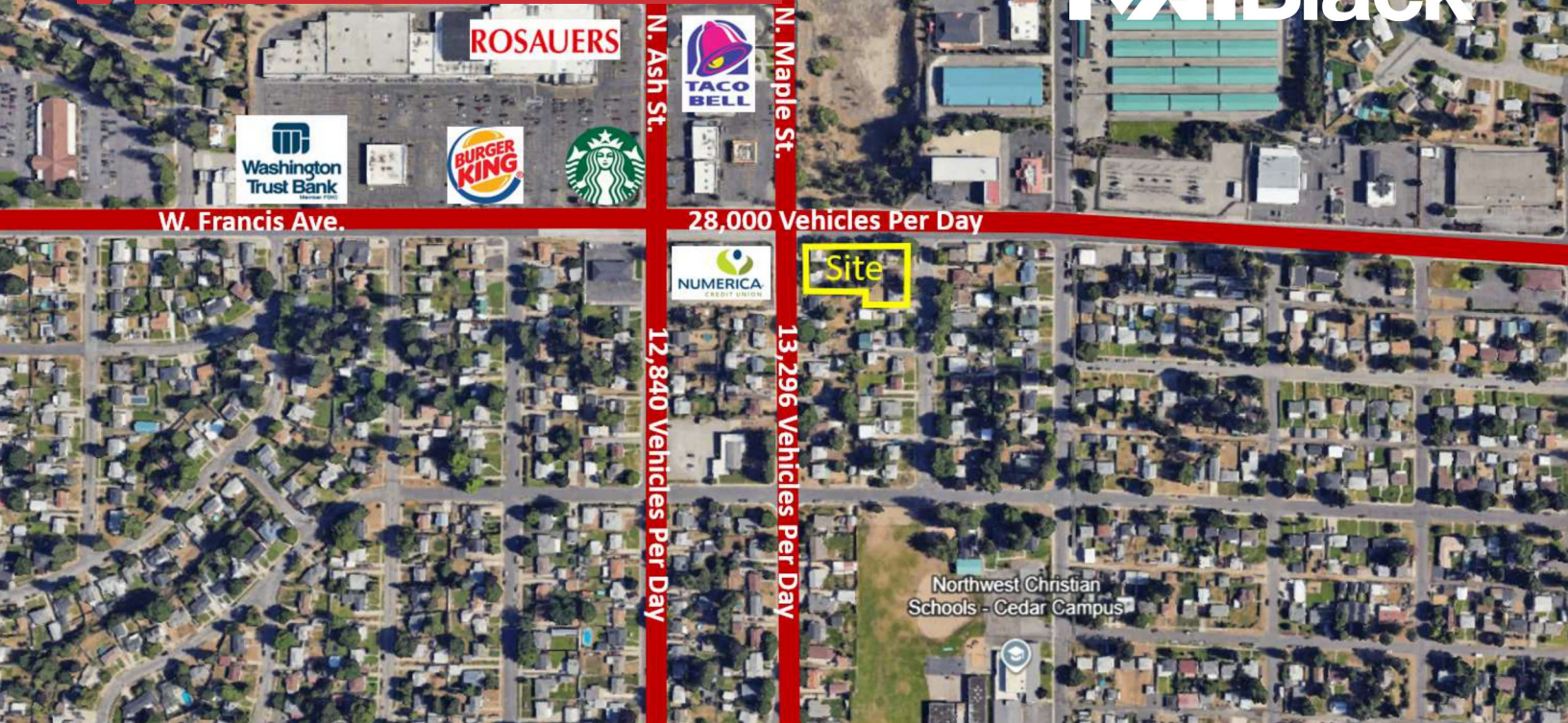


For Lease
Ground Lease or Build to Suit

NAI Black

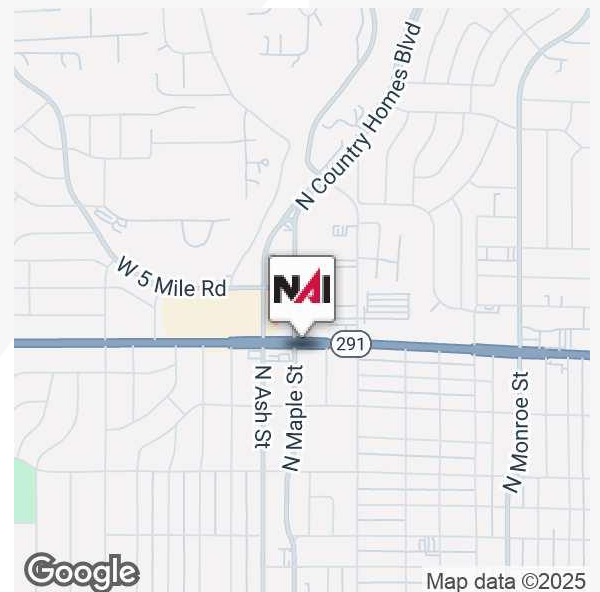


6222-6228 N Maple St & 6215-6227 N Walnut St

Spokane, Washington 99205

Property Description

- Located on the NW & NE Corners of Francis Ave. & Maple/Walnut St.
- Five Parcels: 38,144 SF+/- (.876 Acres) of Buildable Land
- Parcel Dimensions/Frontage:
 - Francis: 243'
 - Maple: 98'
 - Walnut: 136'
- Parcel Numbers: 26361.0201, 26361.0202, 26361.0203, 26361.0221 & 26361.0222
- Zoning: OR-35 (Office-Retail on .71 Acres)
- RSF (Residential Single Family on .165 Acres)



For more information

Don Jamieson

O: 509 622 3584

djamieson@naiblack.com

Mark C. McLees

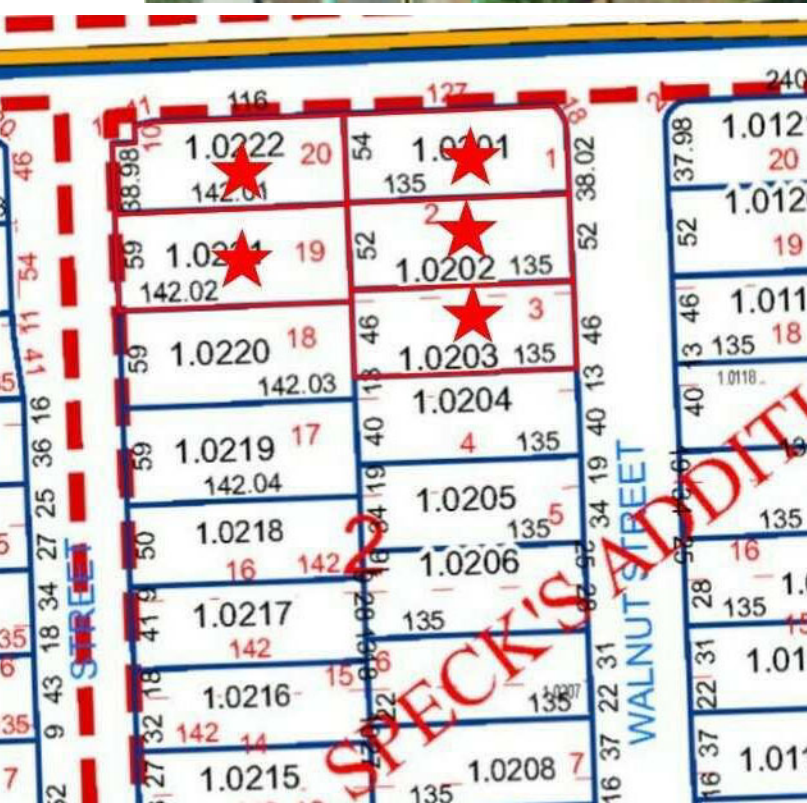
O: 509 622 3554

mmclees@naiblack.com

Lease Rate: Ground Lease or Build to Suit

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509 623 1000 tel
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The logo for NAL Black, featuring the letters 'NAL' in a bold, black, sans-serif font, followed by the word 'Black' in a smaller, grey, sans-serif font. A red diagonal line cuts through the 'A' in 'NAL'.

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For Lease Ground Lease or Build to Suit

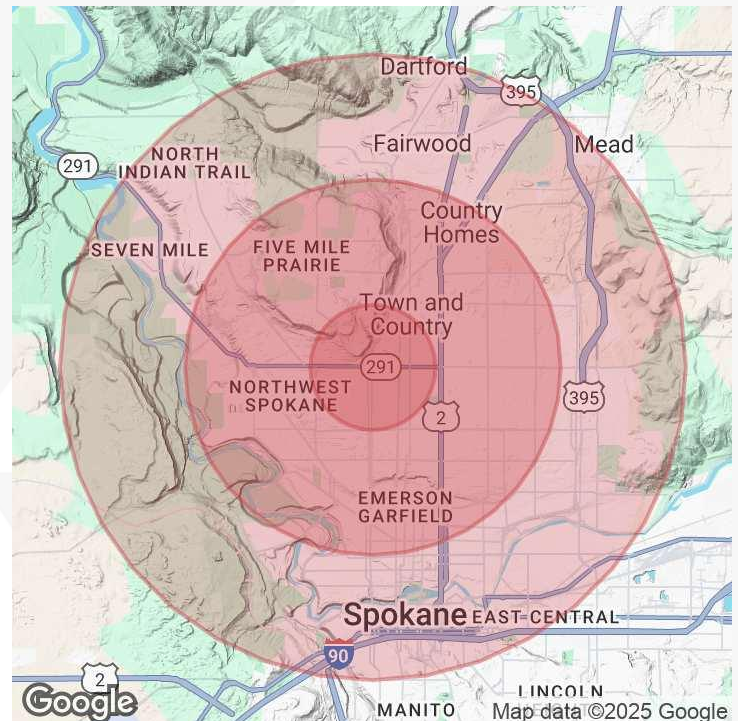
NAI Black



| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 15,440 | 120,487 | 206,600 |
| Average Age | 40 | 39 | 39 |
| Average Age (Male) | 38 | 38 | 38 |
| Average Age (Female) | 41 | 40 | 40 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 6,366 | 48,096 | 83,889 |
| # of Persons per HH | 2.42 | 2.47 | 2.36 |
| Average HH Income | \$91,699 | \$86,071 | \$85,352 |
| Average House Value | \$371,927 | \$381,057 | \$404,813 |

Demographics data derived from Esri forecast for 2024



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