

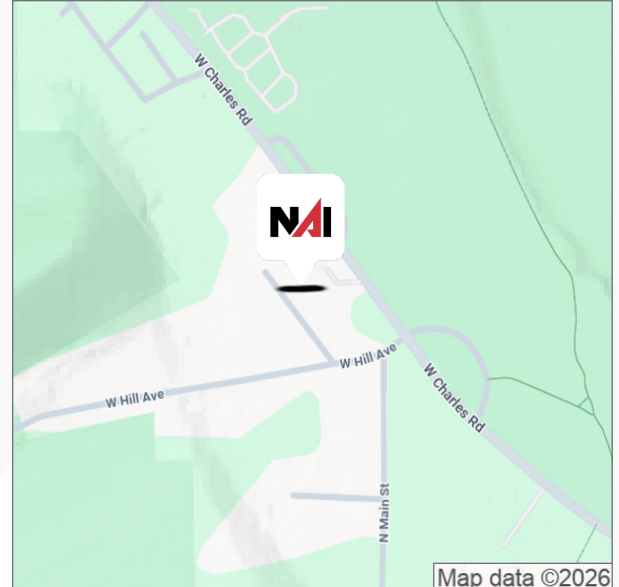
FOR SALE & LEASE REAL ESTATE

10013 W CHARLES RD
NINE MILE FALLS, WA 99026



PROPERTY HIGHLIGHTS

- Lot Size: $\pm$ 42,030 SF
- Restaurant/Retail Building: $\pm$ 2,282 SF
- Storage/Shop Building with Tail Ceilings: $\pm$ 1,200 SF
- Large Fenced yard with Children's Play Area and a Paved Parking Lot
- Rural Activity Center Zoning Allows for Retail Commercial and Residential Use
- Perfect Restaurant or Bar Location
- Full Kitchen with Type One Hood
- Lots of upside by Adding a Full Liquor License



Sale Price \$595,000
Lease Rate \$4,500/Mo NNN

JOHN POWERS

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NAI Black

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

naiblack.com 509 623 1000

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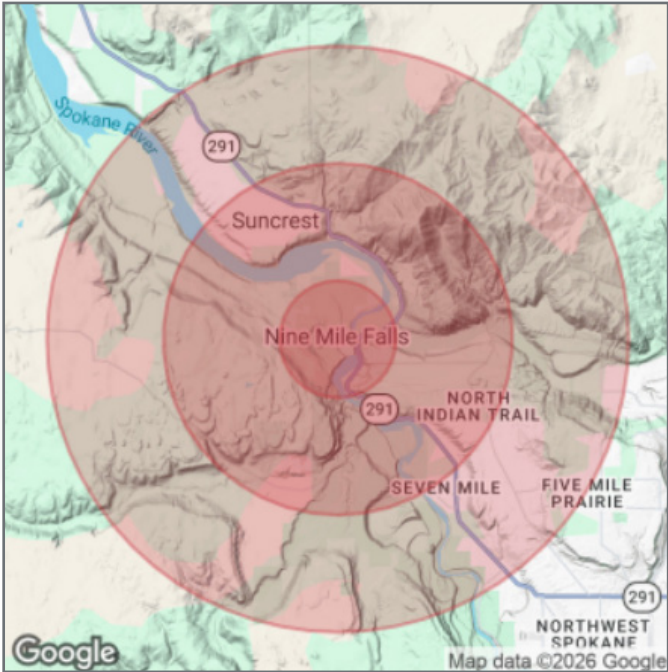
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REAL ESTATE

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POPULATION	1 Mile	3 Miles	5 Miles
Total Population	666	5,147	21,225
Avg. Age	44.1	47.7	47.5
Avg. Age (Male)	43.5	46.4	46.2
Avg. Age (Female)	45.4	48.6	48.5
HH & INCOME	1 Mile	3 Miles	5 Miles
Total Households	276	1,945	7,896
# of Persons per HH	2.41	2.64	2.68
Avg. HH Income	\$121,041	\$118,354	\$123,442
Avg. House Value	\$444,990	\$355,032	\$327,978



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