

For Lease
Retail

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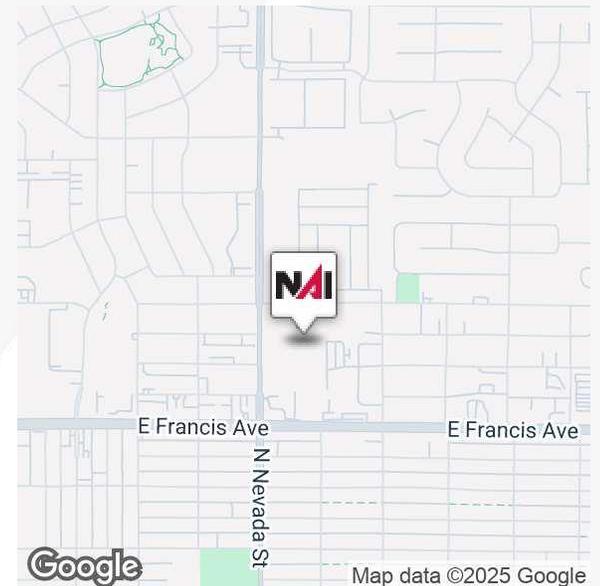
6516 N. Nevada St.

Spokane, Washington 99208

Property Description

- Available Space: 1,200 SF ±
- Pylon Sign Panel Available on Nevada St.
- Center can be Accessed Off of N. Nevada St. and E. Francis Ave.
- Co-Tenants: Safeway, Harbor Freight, Screamin' Ink Tattoos, Subway, VIP Nails, Infinity Jiu Jitsu
- Great Well Established Grocery Anchored Center in the Growing North Nevada Corridor
- Convenient to Signalized E. Francis Ave. to the South and E. Lyons Ave. to the North
- NNN Expenses Estimated at \$8.60 PSF/Yr

Lease Rate: \$21.00 SF/yr (NNN)



For more information

Stephen Pohl

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No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

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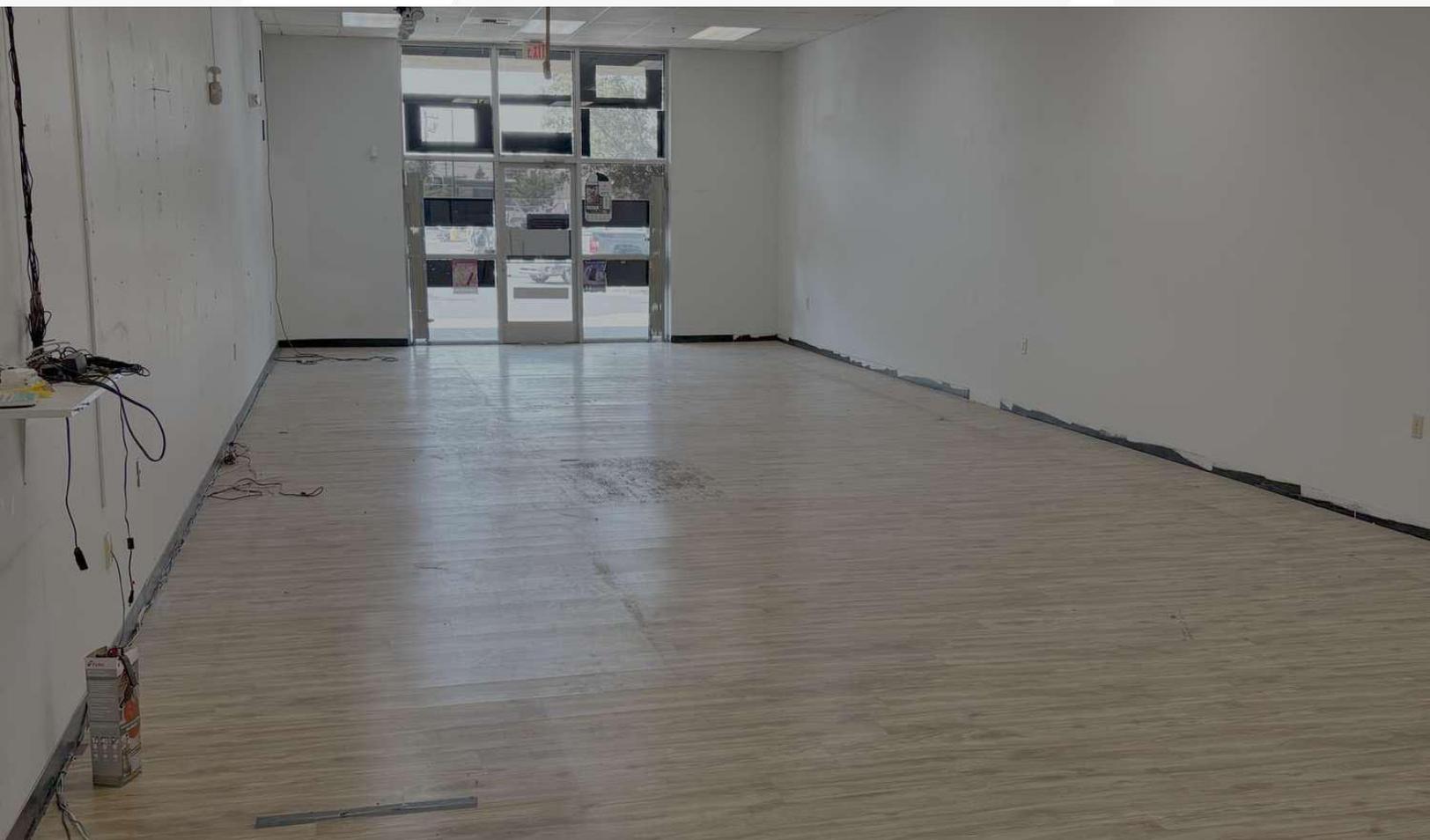


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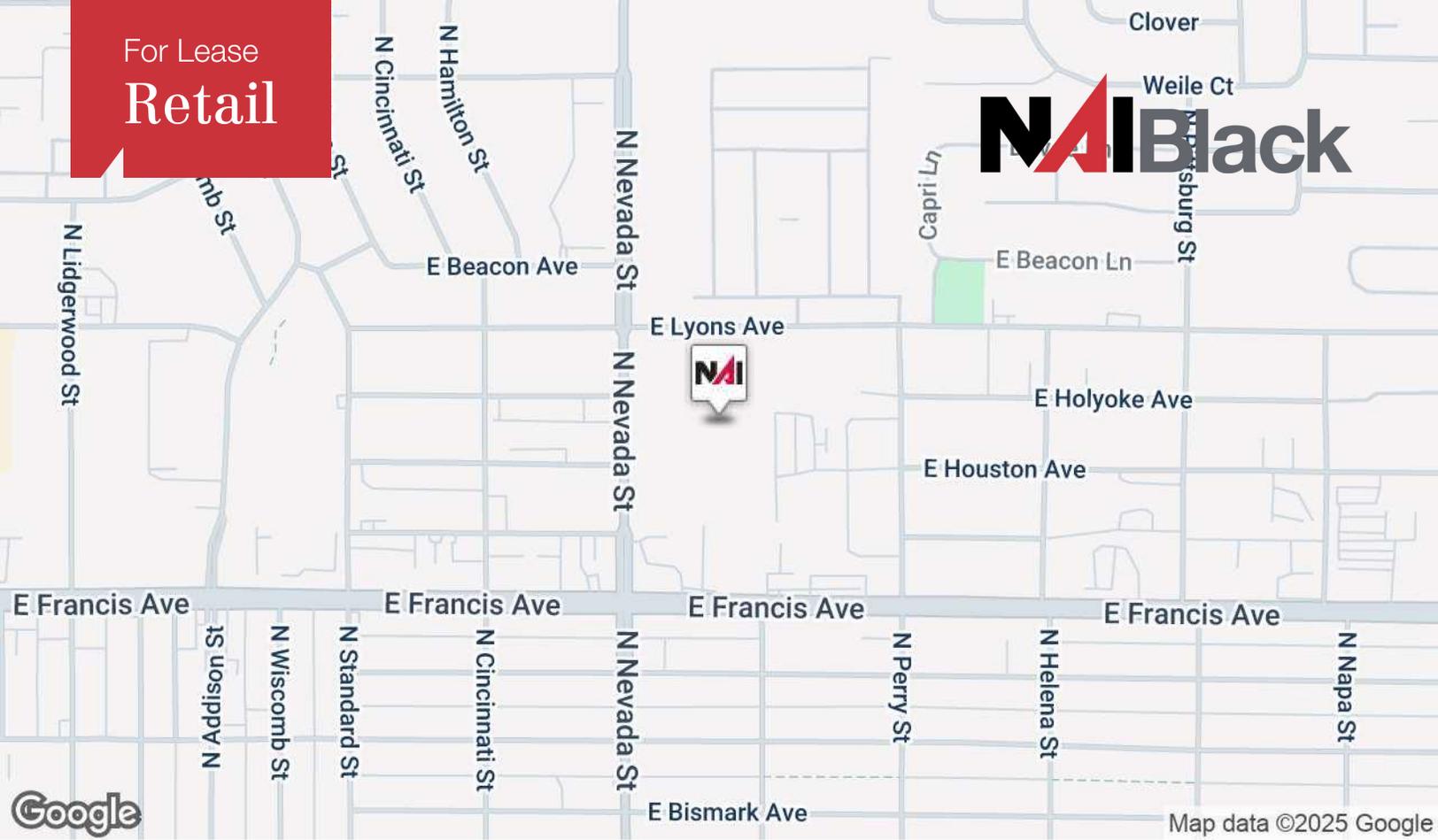
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Population	1 Mile	3 Miles	5 Miles
Total Population	20,873	105,303	212,292
Average Age	40	39	39
Average Age (Male)	38	37	38
Average Age (Female)	42	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	9,277	42,287	85,581
# of Persons per HH	2.23	2.45	2.38
Average HH Income	\$67,723	\$81,057	\$88,005

Demographics data derived from Esri forecast for 2025

Drive Times	5 Minutes	10 Minutes	15 Minutes
Total Population	27,370	89,877	192,610
Total Households	11,811	36,551	75,654
Avg HH Income	\$70,827	\$76,489	\$90,080

