

# GROUND LEASE OR BTS



## West Plains Land Available

|                 |                            |
|-----------------|----------------------------|
| PROPERTY TYPE   | Land                       |
| TOTAL SITE SIZE | ±5.34 Acres<br>±232,610 SF |
| PARCEL #s       | 24063.0506                 |
| ZONING          | Regional Commercial (RC)   |

## DEVELOPMENT OPPORTUNITY

W Geiger Boulevard, Parcel 24063.0506  
Spokane, WA 99224

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# FOR LEASE

## DEVELOPMENT OPPORTUNITY

W Geiger Blvd, Parcel 24063.0506  
Spokane, WA 99224

## LEASE DETAILS

|                  |                          |
|------------------|--------------------------|
| Pricing          | Contact Listing Broker   |
| Address          | 10414 W Geiger Blvd      |
| City, State, Zip | Spokane, WA 99224        |
| Parcel No.       | 24063.0506               |
| Zoning           | Regional Commercial (RC) |
| Property Type    | Land                     |
| Land SF          | ±232,610 SF              |
| Land Acre(s)     | ±5.34 Acres              |

### Property Highlights

- Available For Lease or Build-to-Suit
- Excellent I-90 Visibility
- Freeway Access via Medical Lake I-90 Exit
- Adjacent to Amazon Fulfillment Center (GEG1)
- Allowable Uses includes:
  - Convenience Store/Gas Station
  - General Retail Sales & Services
  - Hotel/Motel
  - Professional & Medical Office
  - Restaurant
  - Mini-Storage
  - Warehouse
  - Electric Vehicle Infrastructure

### Traffic Counts

|               |             |
|---------------|-------------|
| Interstate 90 | ±39,639 ADT |
| W Geiger Blvd | ±10,962 ADT |
| S Hayford Rd  | ±5,858 ADT  |



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AMAZON  
APN: 24065.0507

AMAZON  
APN: 24063.0509

APN: 24063.0511

LOT 1  
77375 S.F.  
1.78 Ac.

LOT 2  
77375 S.F.  
1.78 Ac.

LOT 3  
77375 S.F.  
1.78 Ac.

LOT 4  
77375 S.F.  
1.78 Ac.

LOT 5  
77375 S.F.  
1.78 Ac.

LOT 6  
77375 S.F.  
1.78 Ac.

APN: 24063.0506

LQT B  
77375 S.F.  
1.78 Ac

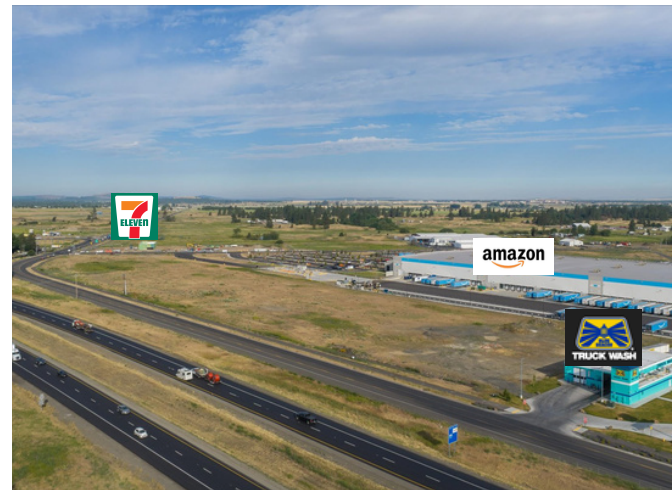
LOT 7  
77375 S.F.  
1.78 Ac.

4298

LOT 9  
77381 S.F.  
1.78 Ac.

W. GEIGER BOULEVARD

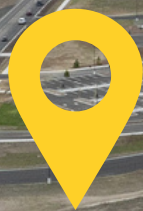
**KIEMLE**HAGOOD



# FOR LEASE

## DEVELOPMENT OPPORTUNITY

W Geiger Blvd, Parcel 24063.0506  
Spokane, WA 99224



Land Available

amazon



Spokane International Airport



### DEMOGRAPHICS



|                       | 1 MI     | 3 MI      | 5 MI      | 10 MI     |
|-----------------------|----------|-----------|-----------|-----------|
| EST POPULATION 2026   | 2,251    | 8,397     | 29,515    | 223,748   |
| PROJ. POPULATION 2031 | 2,480    | 9,293     | 32,780    | 224,170   |
| ADJ. DAYTIME DEMOS    | 2,400    | 9,254     | 24,796    | 176,634   |
| 2026 AVERAGE HHI      | \$99,274 | \$101,012 | \$102,346 | \$109,169 |
| 2026 MEDIAN HHI       | \$77,337 | \$80,309  | \$76,153  | \$81,470  |

### TRAFFIC



#### AVERAGE DAILY TRAFFIC

|                          |             |
|--------------------------|-------------|
| Interstate 90            | ±39,639 ADT |
| Hayford Road             | ±5,858 ADT  |
| W Aero Rd at W Geiger Rd | ±10,962 ADT |

KIEMLEHAGOOD



# DEVELOPMENT OPPORTUNITY

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Spokane, WA 99224

## OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

RICHARD FOX

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