

For Lease
Land

NAI Black



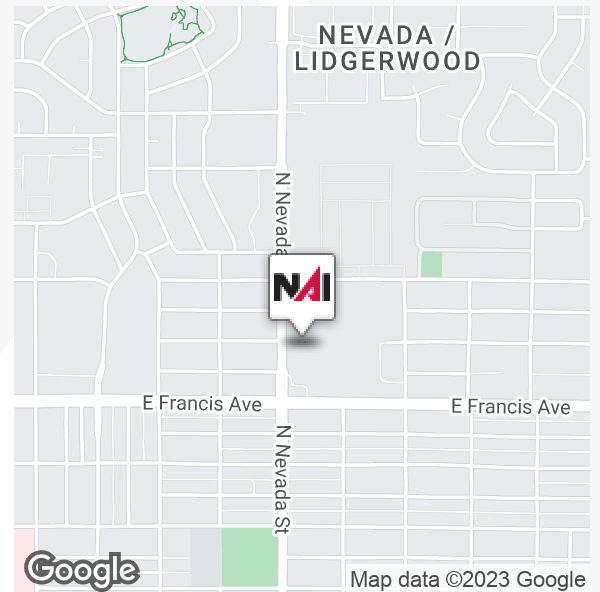
6402 N. Nevada St.

Spokane, Washington 99208

Property Description

- Ground Lease or Build to Suit
- Excellent Visibility to Nevada St.
- Lot Size: 25,000 SF ±
- 100' ± x 250' ±
- Zoning: GC-70
- Traffic Count: 24,100 VPD ±
- Cross Parking and Access Easement with Adjoining Pad

Ground Lease Rate: \$2,500.00 per month (NNN)



For more information

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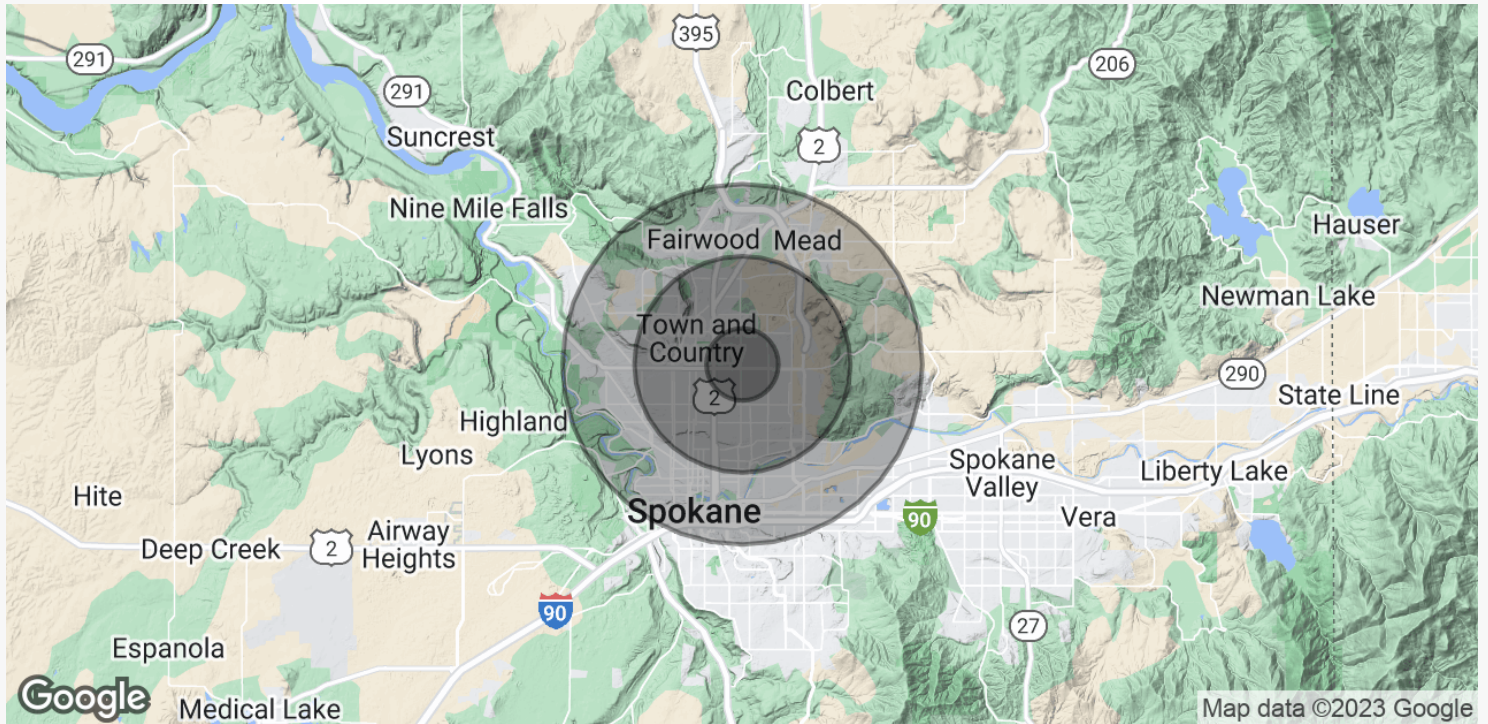
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	1 Mile	3 Miles	5 Miles
Population			
Total Population	21,741	107,562	211,526
Average Age	38.0	36.1	37.5
Average Age (Male)	36.1	34.9	36.4
Average Age (Female)	39.3	36.9	38.5
Households & Income			
Total Households	9,686	43,293	85,583
# of Persons per HH	2.22	2.44	2.37
Average HH Income	\$61,473	\$72,328	\$78,492
Average House Value	\$127,557	\$172,820	\$189,499

* Demographic data derived from Esri forecast for 2023