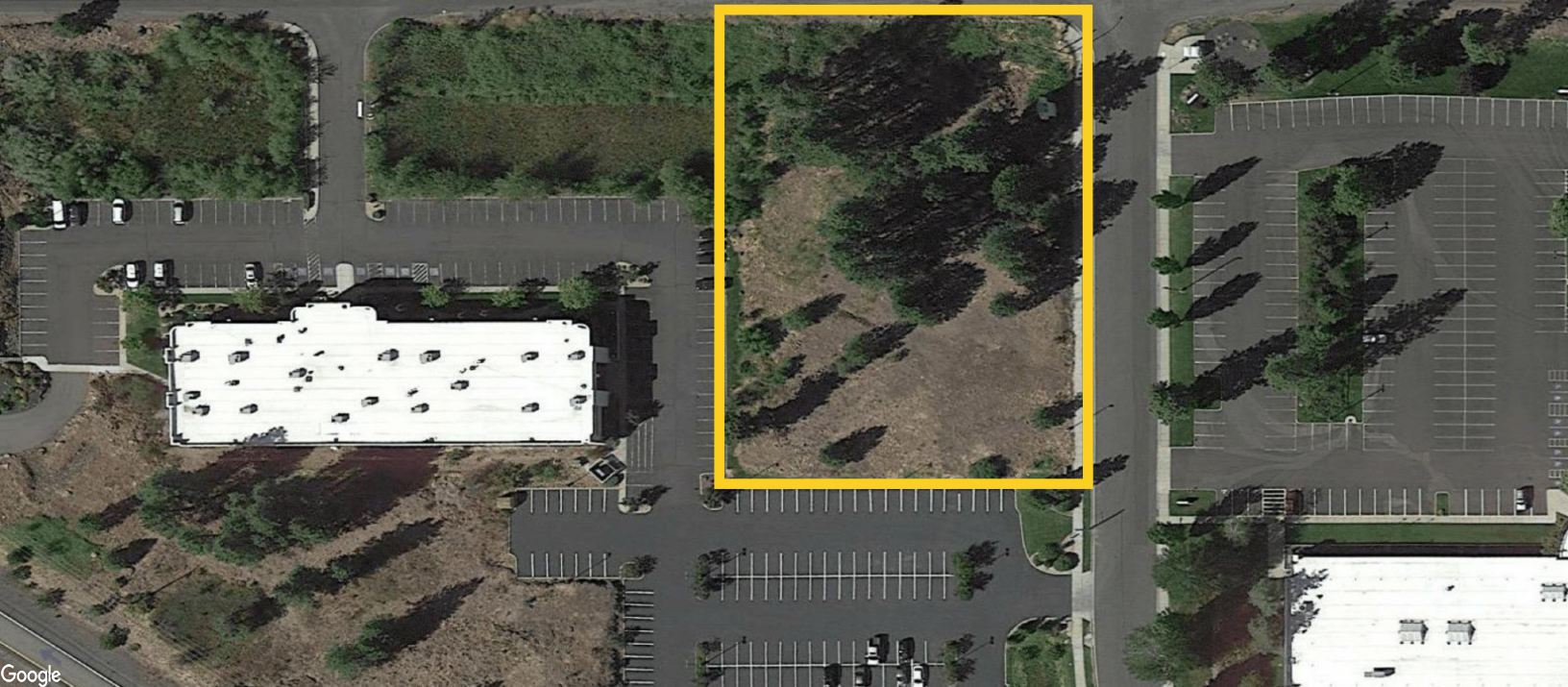


# FOR SALE

W Sunset Hwy

Traffic Count | ±5,990 ADT



## Development Site

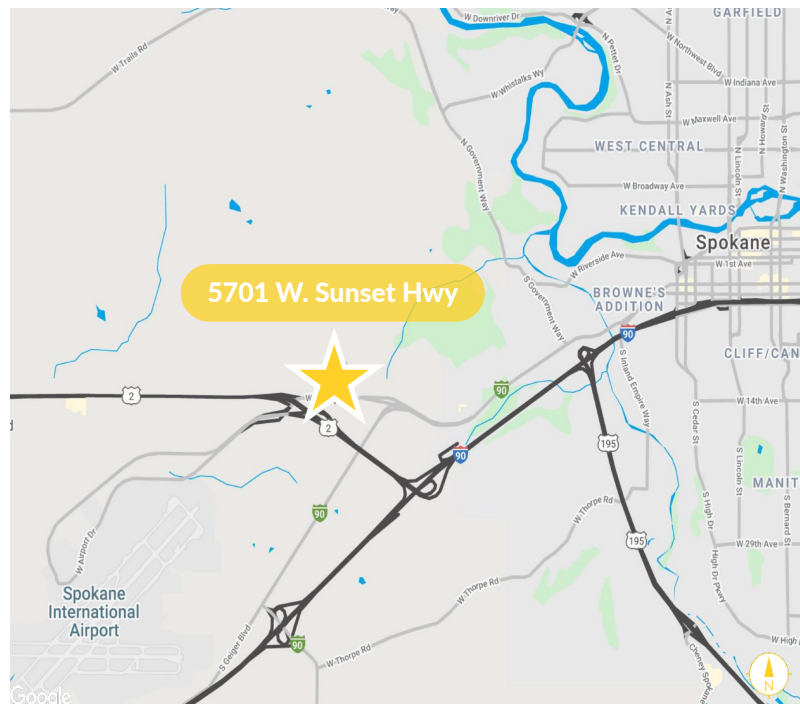
5701 W. Sunset Highway, Spokane, WA 99224

**Total Lot Size** | 1.25 Acres

**Sale Price** | \$435,000

## Property Details

- Zoning: GC-70
- Parcel #25272.9203
- Corner location on Sunset Highway



**Craig Soehren, Broker** | 509.755.7548 or [craigs@kiemlehagood.com](mailto:craigs@kiemlehagood.com)

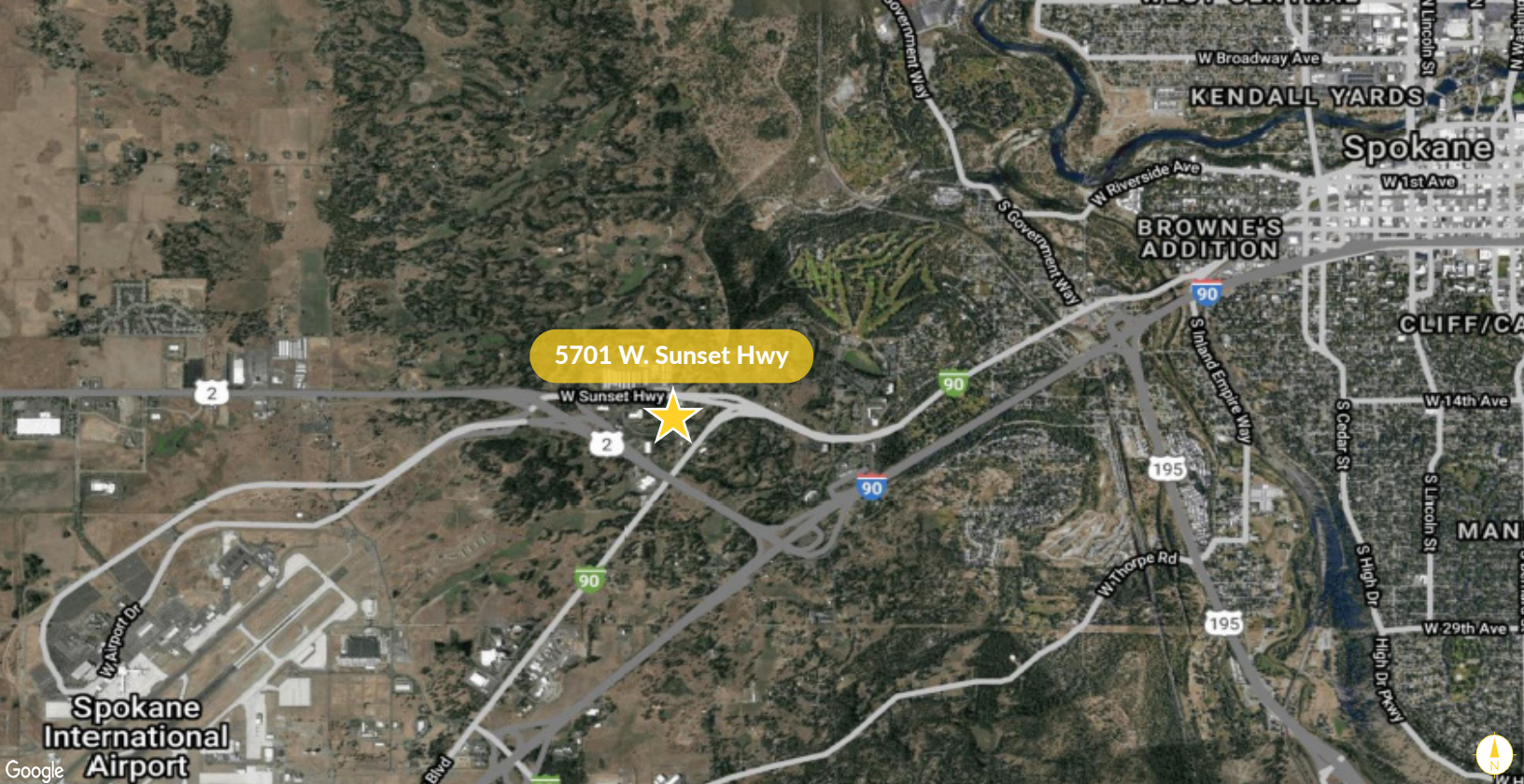
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## Development Site

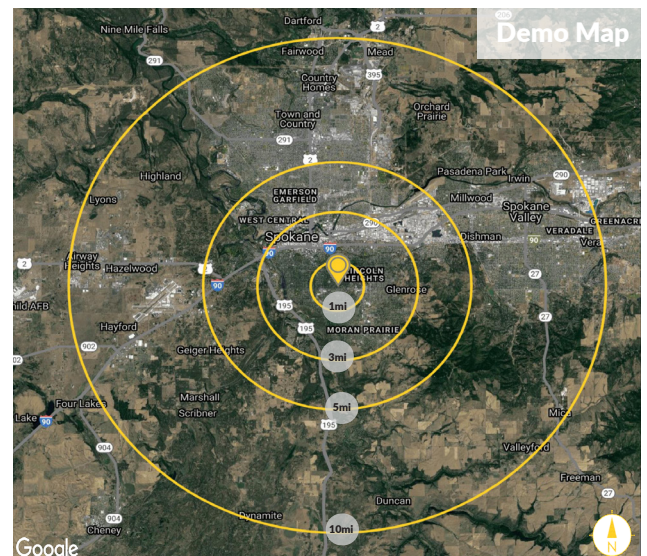
5701 W. Sunset Highway, Spokane, WA 99224

### Demographics

	1mi	3mi	5mi	10mi
Est Pop 2021	814	22,591	107,742	315,394
Projected Pop 2026	899	24,820	116,082	339,343
Projected Annual Growth (2021-2026)	2.1%	2.0%	1.5%	1.5%
Est Households (2021)	398	11,524	47,521	133,248
Est Median Household Income (2021)	\$64,448	\$51,563	\$58,284	\$61,902
Median Age	34.6	35	35.9	36.7

### Traffic Counts

East & West	Interstate 90 (I-90)	± 41,384 ADT
East & West	W. Sunset Highway	± 5,990 ADT
North & South	South Grove Road	± 1,046 ADT
East & West	US 2	± 27,219 ADT
North & South	South Greiger Blvd	± 5,492 ADT



**Craig Soehren, Broker** | 509.755.7548 or craigs@kiemlehgagood.com

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