

SALE

Industrial light ground

4515 UNION LOOP ROAD

Kennewick, WA 99338



PRESENTED BY:

SCOTT SAUTELL

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WA #109003

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|------------------|
| SALE PRICE: | \$9.00 / SF |
| AVAILABLE SF: | 242,629 SF |
| LOT SIZE: | 5.57 Acres |
| PRICE / ACRE: | \$392,040 |
| ZONING: | Industrial light |
| TRAFFIC COUNT: | 17,685 |
| APN: | 121892012822001 |

PROPERTY OVERVIEW

2 light industrial lots in South Kennewick's Southridge, combined total of 5.57 Acres. Ground borders the 395 to I-82 on ramp. City water and sewer is stubbed to the property, power is at the property. New underpass is complete at Ridgeline Drive and 395 allowing Southbound and Northbound access. Freeway frontage, Close access to freeway access, Extremely good visibility

PROPERTY HIGHLIGHTS

- 5.57 acres
- 2 lots
- Zoned Light Industrial

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ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

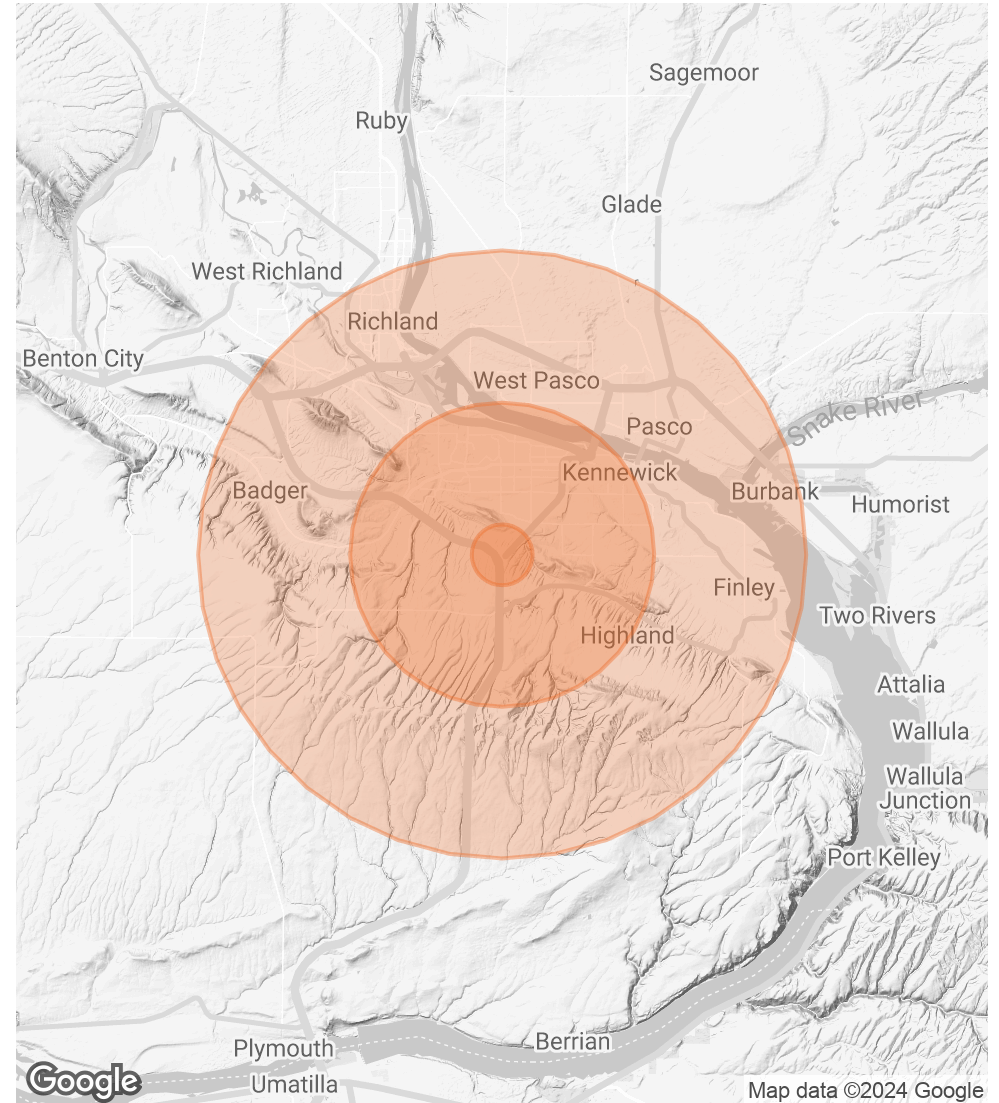
POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| TOTAL POPULATION | 37 | 855 | 3,114 |
| AVERAGE AGE | 64.1 | 62.8 | 55.8 |
| AVERAGE AGE (MALE) | 70.0 | 68.3 | 58.7 |
| AVERAGE AGE (FEMALE) | 63.2 | 61.9 | 55.1 |

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 42 | 989 | 2,608 |
| # OF PERSONS PER HH | 0.9 | 0.9 | 1.2 |
| AVERAGE HH INCOME | \$26,750 | \$26,148 | \$39,294 |
| AVERAGE HOUSE VALUE | \$289,626 | \$280,626 | \$385,885 |

2020 American Community Survey (ACS)



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