

NKA W Clearwater Ave - 1 AC

Kennewick, Washington 99336

Property Overview

Excellent opportunity to acquire ±1 AC (±43,560 SF) of commercially zoned land in a strong growth corridor. This well-sized parcel offers flexibility for a variety of development options, including retail, office, medical, restaurant, or service-oriented uses.

Its manageable size makes it ideal for owner-users or developers seeking a high-visibility, efficient site with excellent access and strong surrounding commercial activity.

Offered at \$19 PSF, this property presents a compelling opportunity to secure a premium commercial location in a thriving market.

Property Highlights

- ±1. AC (±43,560 SF)
- Commercial zoning
- Flexible development potential
- Excellent access and visibility
- Priced at \$19/SF
- Parcel No.: 1-0589-200-0002-021

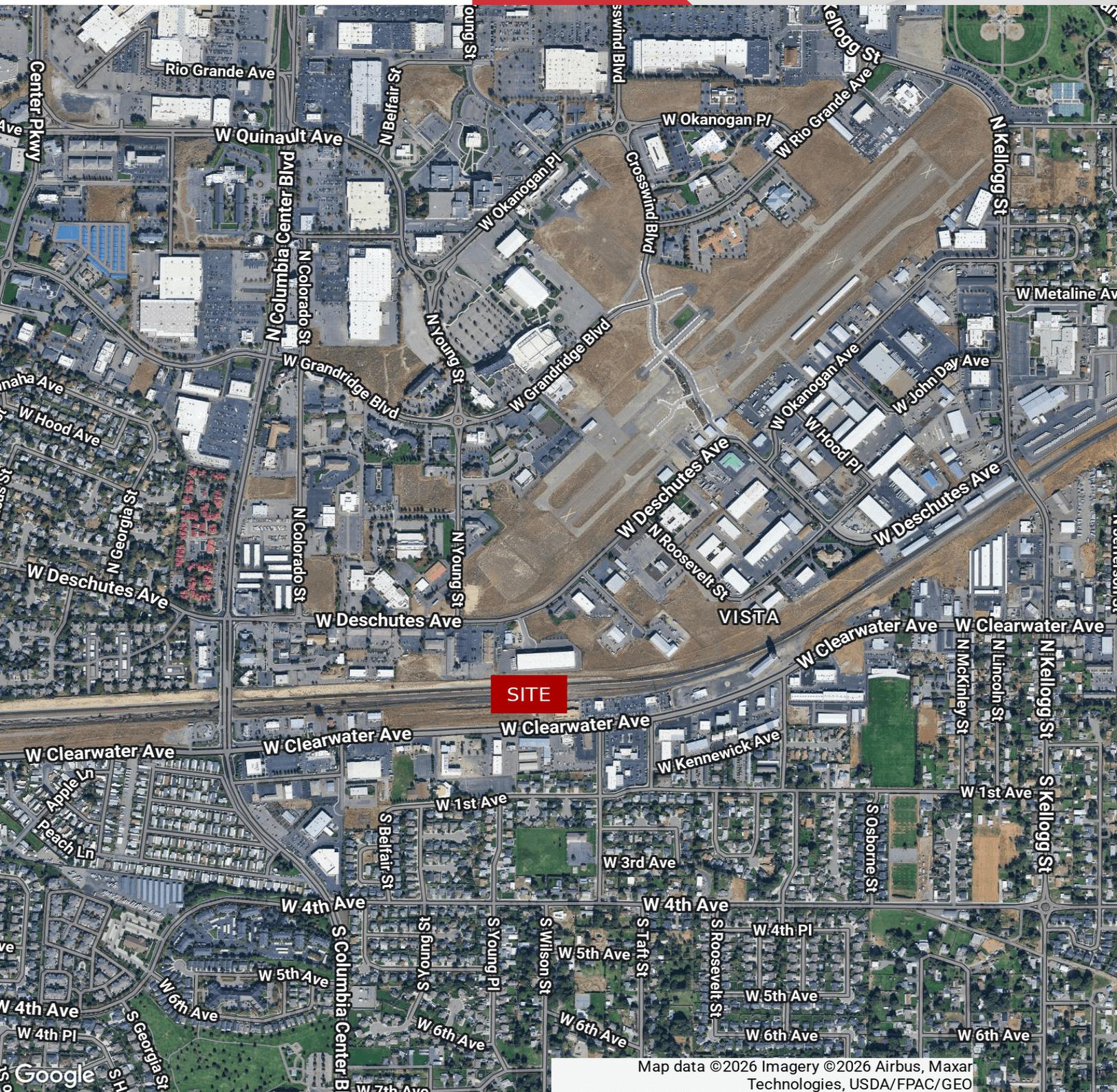
Offering Summary

| | |
|----------------------|-----------|
| Sale Price: | \$827,640 |
| Available SF: | ±43,560 |
| Lot Size: | ±1 Acres |

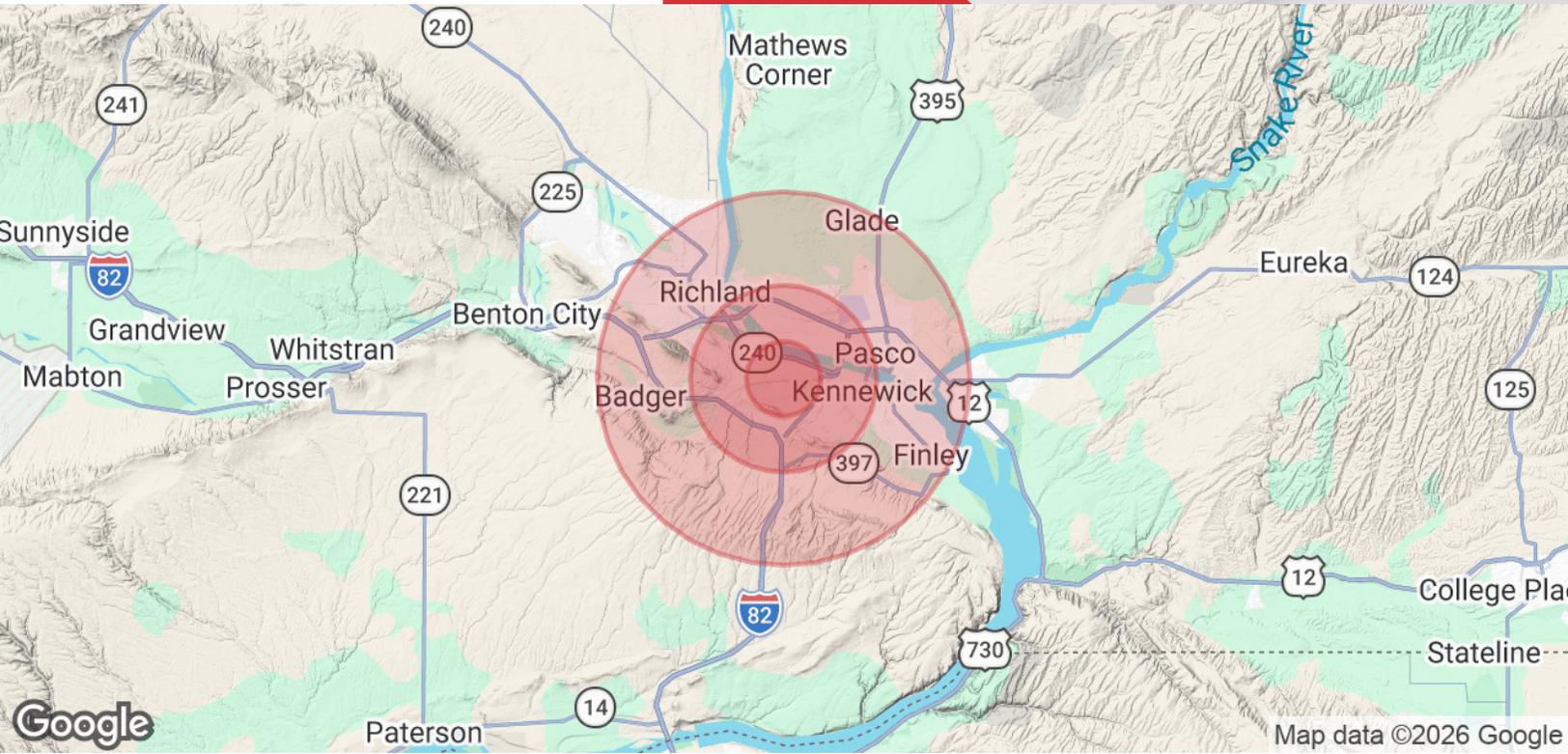
For More Information



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FLYER | NKA W Clearwater Ave - 1 AC Kennewick, WA 99336



Population

| | 2 Miles | 5 Miles | 10 Miles |
|----------------------|---------|---------|----------|
| Total Population | 37,965 | 169,305 | 278,699 |
| Average Age | 38 | 37 | 37 |
| Average Age (Male) | 37 | 36 | 36 |
| Average Age (Female) | 39 | 38 | 38 |

Households & Income

| | 2 Miles | 5 Miles | 10 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 14,366 | 59,930 | 97,931 |
| # of Persons per HH | 2.6 | 2.8 | 2.8 |
| Average HH Income | \$99,335 | \$111,788 | \$117,648 |
| Average House Value | \$377,641 | \$394,825 | \$407,893 |

Demographics data derived from AlphaMap