



FOR LEASE

5418 W. HOOD, KENNEWICK , WA 99336

Timothy Bush
Bush Realty
Commercial Broker
(509) 947-7905
tj@bushrealty.us



THE SPACE

Location	5418 W. Hood Kennewick , WA 99336
County	Benton
Square Feet	2,500
Annual Rent PSF	\$14.00
Lease Type	NNN

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
13,652	74,391	186,861

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$73,040	\$100,437	\$108,539

NUMBER OF HOUSEHOLDS

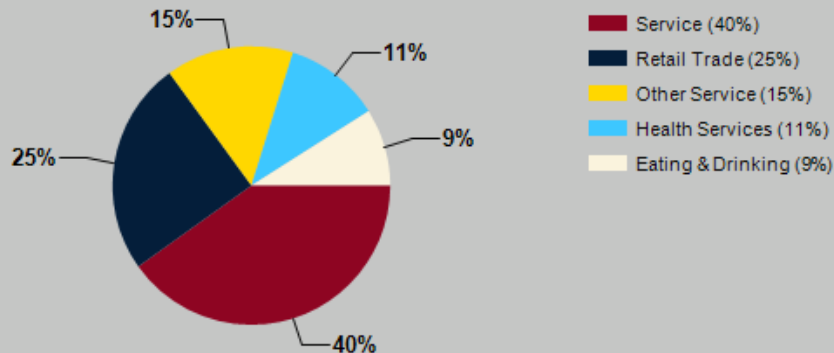
1.00 MILE	3.00 MILE	5.00 MILE
5,326	28,232	65,815



Location Highlights

- The property is located in the city of Kennewick, Washington, which is part of the Tri-Cities area along the Columbia River.
- Kennewick offers a diverse economy with prominent industries such as healthcare, manufacturing, and agriculture, providing a stable business environment.
- The property's proximity to major transportation routes like Highway 395 and Interstate 82 enhances accessibility for employees, clients, and suppliers.
- Nearby amenities include shopping centers like Columbia Center Mall, dining options such as Magills Restaurant, and recreational areas like Columbia Park, offering convenience and leisure opportunities for employees and visitors.
- The Tri-Cities region boasts a growing population and a strong job market, contributing to the area's overall economic vitality and potential customer base for businesses in the vicinity.

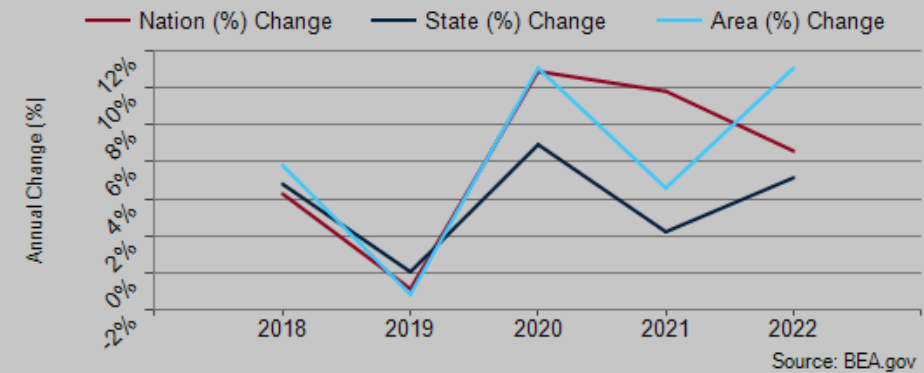
Major Industries by Employee Count

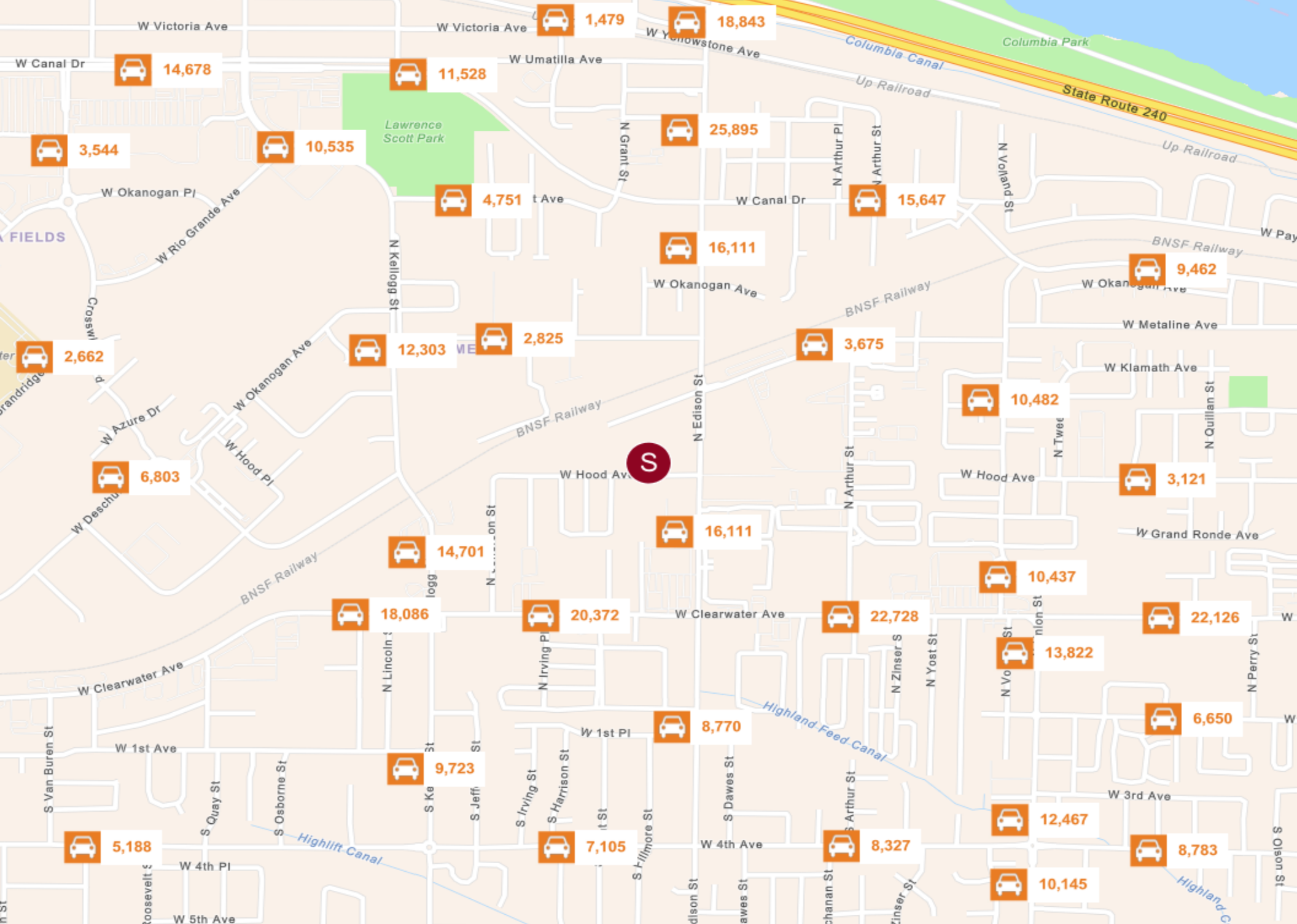


Largest Employers

Battelle/PNNL	5,300
Kadlec Regional Medical Center	3,800
Kennewick School District	3,043
Lamb Weston	3,000
First Fruits Farms	3,000
Pasco School District	2,700
Washington River Protection Solutions	2,336
Richland School District	2,200

Benton County GDP Trend





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SUBJECT PROPERTY

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KENNEWICK, WA



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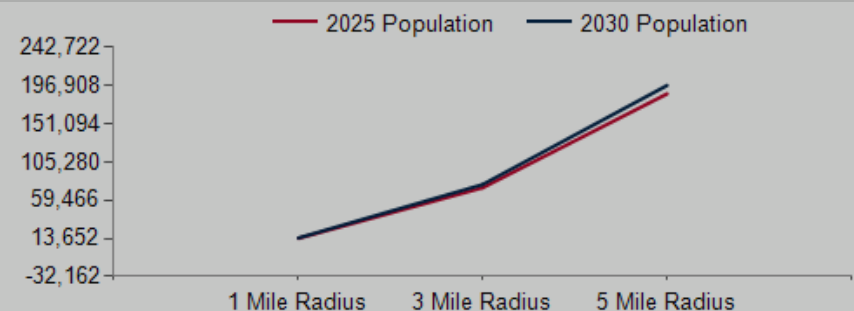


*Some of these images are AI enhanced for visualization purposes

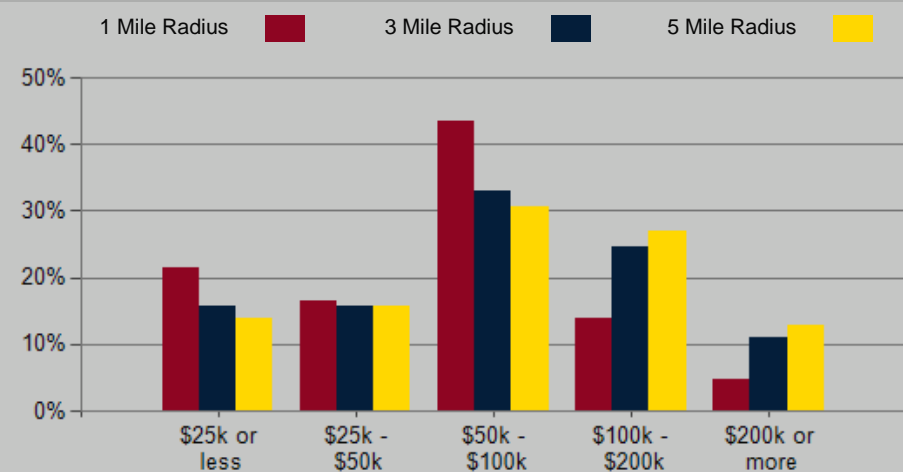


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,464	48,266	103,462
2010 Population	12,388	60,592	146,627
2025 Population	13,652	74,391	186,861
2030 Population	14,140	78,229	196,908
2025 African American	402	1,434	3,342
2025 American Indian	206	906	2,320
2025 Asian	299	2,222	5,759
2025 Hispanic	5,872	23,672	72,258
2025 Other Race	3,482	12,113	37,985
2025 White	7,267	47,204	109,664
2025 Multiracial	1,940	10,212	27,104
2025-2030: Population: Growth Rate	3.50%	5.05%	5.25%

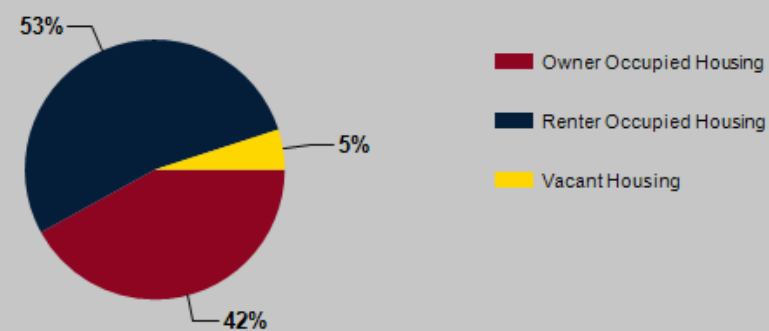
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	797	2,942	5,363
\$15,000-\$24,999	346	1,507	3,722
\$25,000-\$34,999	339	1,675	4,211
\$35,000-\$49,999	540	2,721	6,100
\$50,000-\$74,999	1,236	5,012	9,935
\$75,000-\$99,999	1,086	4,329	10,298
\$100,000-\$149,999	582	4,547	11,556
\$150,000-\$199,999	159	2,394	6,277
\$200,000 or greater	242	3,106	8,352
Median HH Income	\$63,381	\$76,105	\$82,016
Average HH Income	\$73,040	\$100,437	\$108,539



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

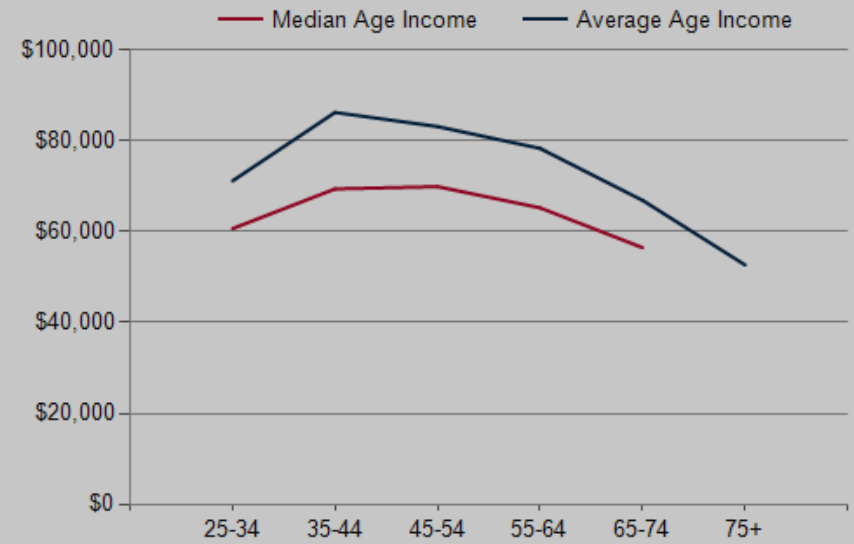
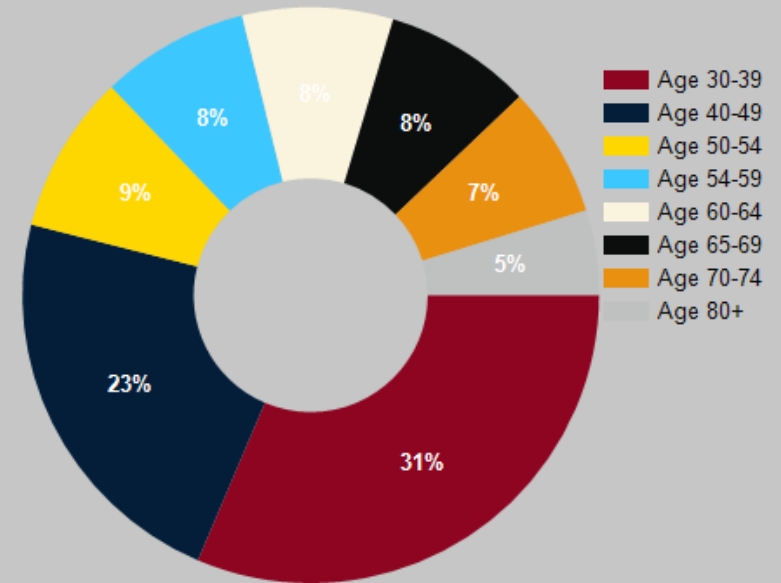


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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,155	5,314	13,361
2025 Population Age 35-39	1,022	5,157	13,269
2025 Population Age 40-44	821	4,939	12,921
2025 Population Age 45-49	742	4,303	11,051
2025 Population Age 50-54	618	3,702	9,679
2025 Population Age 55-59	576	3,569	8,665
2025 Population Age 60-64	586	3,747	8,856
2025 Population Age 65-69	574	3,818	8,649
2025 Population Age 70-74	509	3,511	7,536
2025 Population Age 75-79	330	2,573	5,566
2025 Population Age 80-84	217	1,729	3,437
2025 Population Age 85+	217	1,642	2,981
2025 Population Age 18+	10,024	56,161	136,934
2025 Median Age	32	36	35
2030 Median Age	33	38	36

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,698	\$76,557	\$83,169
Average Household Income 25-34	\$71,214	\$97,123	\$104,892
Median Household Income 35-44	\$69,429	\$92,329	\$99,302
Average Household Income 35-44	\$86,280	\$122,101	\$127,519
Median Household Income 45-54	\$69,940	\$96,257	\$101,348
Average Household Income 45-54	\$83,170	\$124,765	\$131,206
Median Household Income 55-64	\$65,272	\$84,406	\$90,538
Average Household Income 55-64	\$78,358	\$110,646	\$119,766
Median Household Income 65-74	\$56,488	\$67,855	\$72,545
Average Household Income 65-74	\$66,917	\$89,281	\$96,041
Average Household Income 75+	\$52,678	\$64,887	\$67,410

Population By Age





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We're TJ and Amanda Bush—Tri-Cities natives and high school sweethearts with deep roots in this community. Married 23 years and though some think its strange we truly love working with each other. We have 2 boys, 21 and 17, that are truly such a gift. Our faith is extremely important to us, its what keeps us grounded, humble and accountable.

After spending 20 years working side by side at our family-owned dealership—TJ as General Manager and Amanda as Office Manager—we transitioned our passion for business into real estate. Amanda earned her license in 2020 and has since built a reputation in residential real estate for her thoughtful, relationship-driven approach to every transaction. TJ brings over a decade of experience in commercial development, having built, managed, and invested in a wide range of properties and businesses. His perspective as both a developer and commercial investor gives him a unique understanding of the market from all sides—owner, tenant, and now, commercial agent. While we're not affiliated with a large corporate brokerage, that's by design. We believe in a more personal, hands-on approach where every client and property gets the time, care, and strategy it deserves. We're committed, driven, and deeply invested in helping our clients succeed and our community grow.



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