



NAITri-Cities

RETAIL SPACE FOR LEASE

**206 N Benton St,
Ste B**

Kennewick, WA 99336

±12,723 SF | \$7 PSF + NNN



206 N Benton St, Ste B

Kennewick, Washington 99336

Property Highlights

- Former restaurant and brewery setup
- Vacant and ready for build-out
- Fenced laydown yard for storage or operations
- Loading dock for easy shipping and receiving
- Flexible zoning with numerous approved uses
- Excellent fit for breweries, restaurants, bakeries, distilleries, or industrial users

Lease Rate:	\$7 PSF + (NNN)
Building Size:	±21,404 SF
Available SF:	±12,723 SF
Lot Size:	0.753 Acres

For More Information

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Senior Broker
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Property Description

MLS 289276 This versatile commercial property is a prime opportunity for your next business venture. Previously home to a restaurant and brewery, the space is well-suited for food and beverage concepts and can easily accommodate a wide range of operations.

Featuring a fenced laydown yard, loading dock, and multiple approved uses, the property is also ideal for warehousing, distribution, bakeries, distilleries, production facilities, and more.

Offering Summary

Lease Rate:	\$7 PSF + (NNN)
Available SF:	Property Overview
Lot Size:	±0.753 Acres

Demographics	2 Miles	5 Miles	10 Miles
Total Households	13,333	49,646	86,814
Total Population	40,001	148,190	247,646
Average HH Income	\$73,784	\$100,878	\$112,027

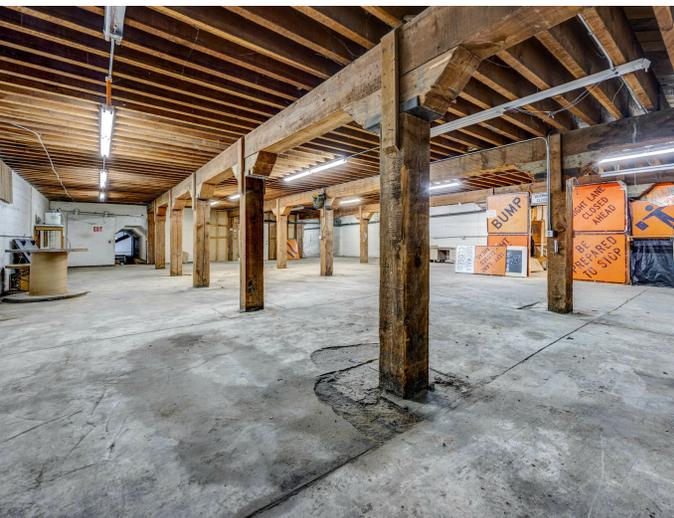
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