

845 N COLUMBIA CENTER BLVD

KENNEWICK WA 99336

W GRANDRIDGE BLVD

RANCH & HOME

at home  
The Home Décor Superstore



SITE



N COLUMBIA CENTER BLVD

Todd Sternfeld 509 539 3998 todd@naitcc.com

NAITri-Cities

89 Gage Boulevard  
Richland WA 99352  
509 943 5200 | naitcc.com

# EXECUTIVE SUMMARY



Lease Price:	\$7,800
Building Size:	±4,500 SF
Available SF:	±4,500 SF
Parking:	75 Surface Lot Spaces
Zoning:	Commercial Retail
APN:	131994013340001
MLS:	222038

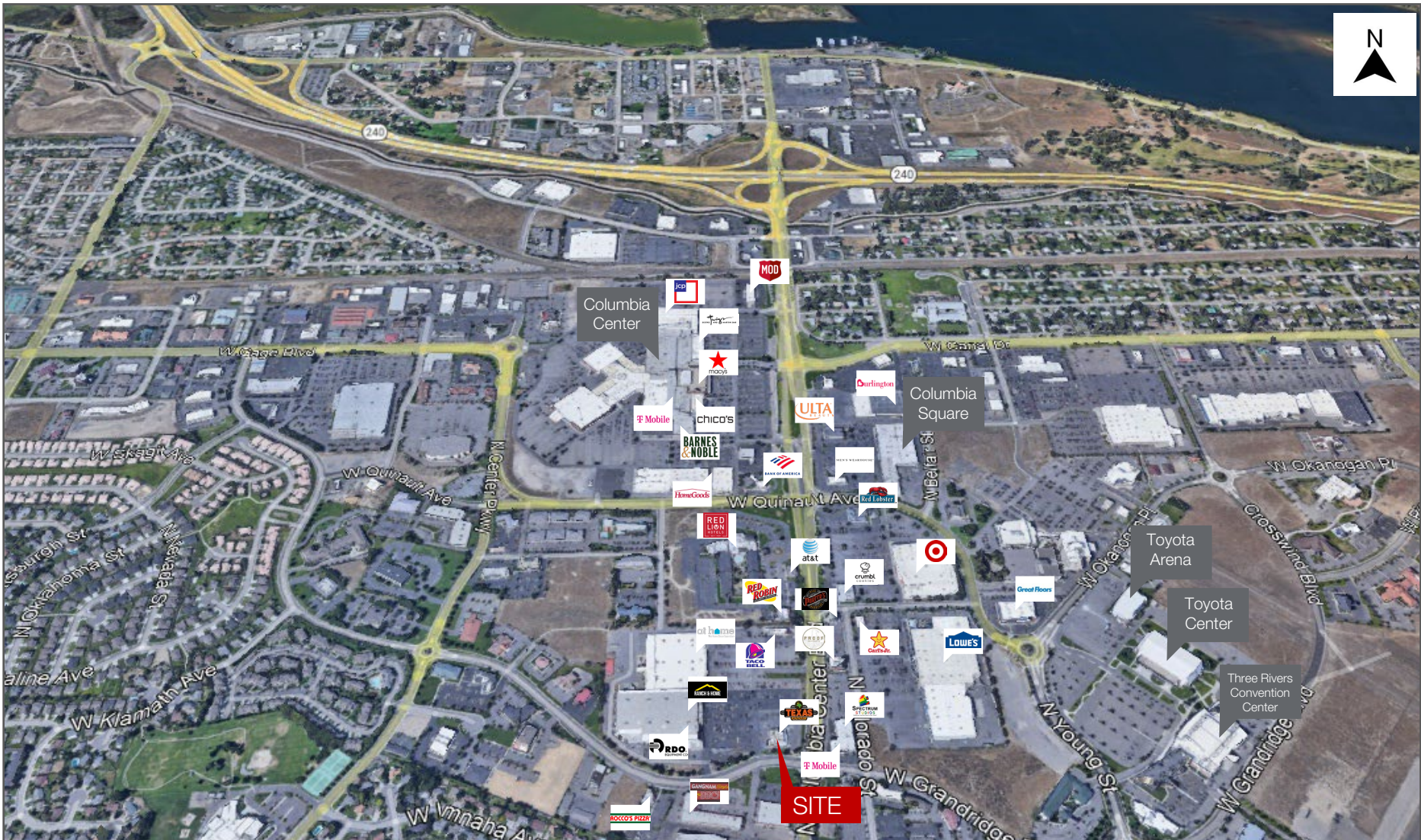
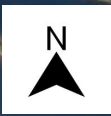
## Property Overview

- Prime location for office or retail.
- Ground lease or build-to-suit.
- ±20K vehicles per day.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# MARKET AREA



# DEMOGRAPHICS

Source: Sites USA 2022 Est.

## KEY FACTS



10 MILE 269,209  
15 MILE 285,591  
20 MILE 289,056

**POPULATION**



2.8  
2.8  
2.8

**AVERAGE HH SIZE**



34.3  
34.5  
34.5

**MEDIAN AGE**

## TOTAL ANNUAL CONSUMER EXPENDITURE

10 MILE	15 MILE	20 MILE
\$6.21 B	\$6.56 B	\$6.63 B

## 10,15,20 MILE DRIVE TIMES



## HOUSING STATS



10 MILE \$80,900  
15 MILE \$80,385  
20 MILE \$80,312

**MEDIAN HH INCOME**



66,622  
71,171  
71,987

**OWNER OCCUPIED UNITS**



28,337  
29,465  
29,778

**RENTER OCCUPIED UNITS**