



5428 W Clearwater Ave
Kennewick, Washington 99336

Property Overview

MLS 279844 - Building B offers a ±1,200 SF flex office/warehouse with 10 ft roll-up door. Approximately ±800 SF office, ±400 SF warehouse, ADA bathroom, and spacious mezzanine for storage or additional office. Centrally located on Clearwater providing Pylon signage. Surrounded by major retail, grocers, and restaurants. Easy access to HWY 240.

Property Highlights

- Commercial Community Zoning
- High Traffic Location - 21.3K VPD
- Stand Alone Building
- On-Site Management

Offering Summary

Lease Rate: \$1,650.00 SF/yr (MG)

Available SF: 1,200 SF

For More Information

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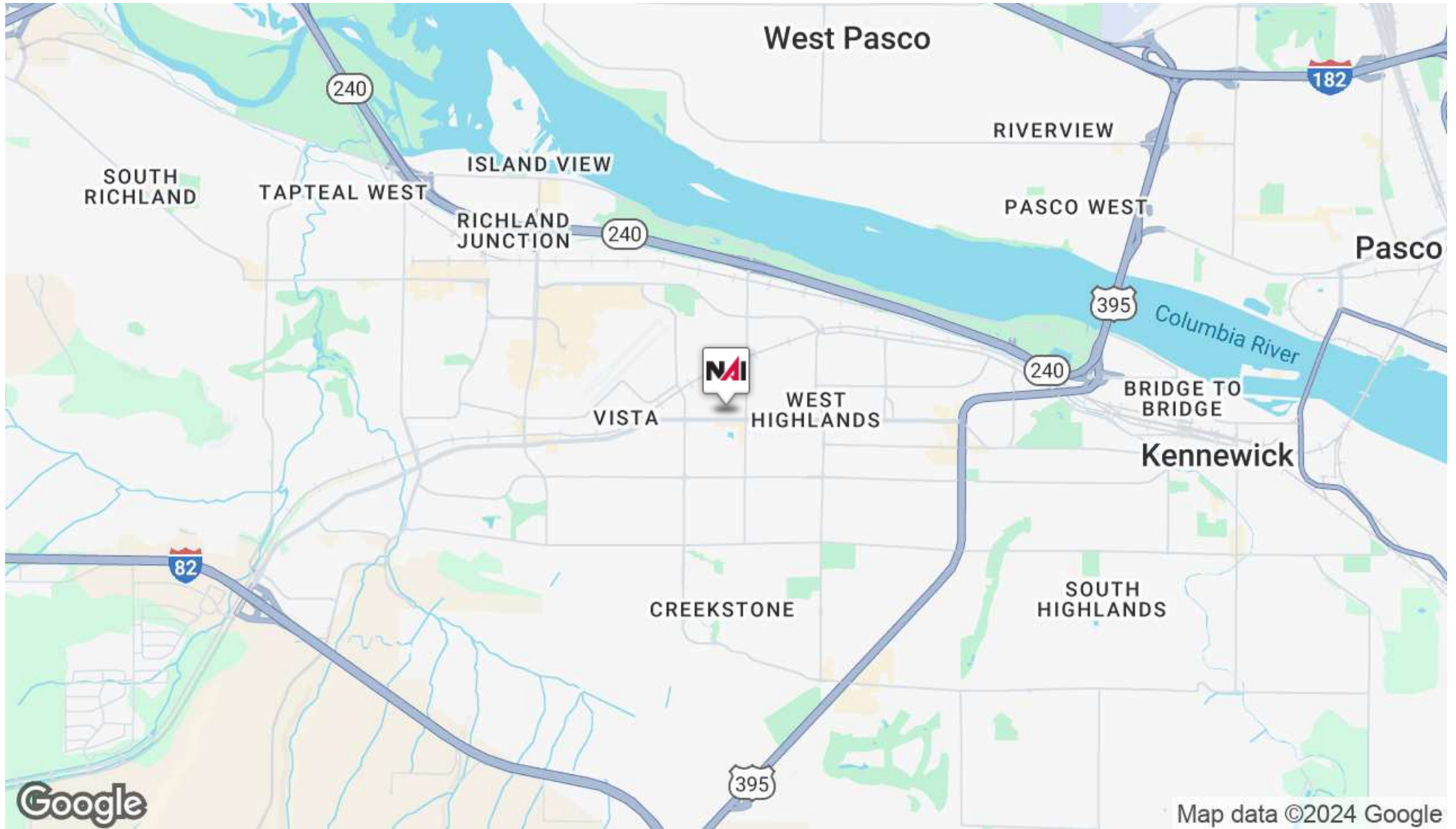
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NAI Tri-Cities

Population	1 Mile	3 Miles	5 Miles
Total Population	13,196	73,770	169,756
Average Age	36	38	37
Average Age (Male)	35	37	36
Average Age (Female)	37	39	38
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,946	27,799	60,078
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$82,624	\$101,931	\$110,978
Average House Value	\$305,924	\$384,622	\$392,799

Demographics data derived from AlphaMap

