

For Lease  
**Ground Lease/Build-to-Suit**

**NAI Black**

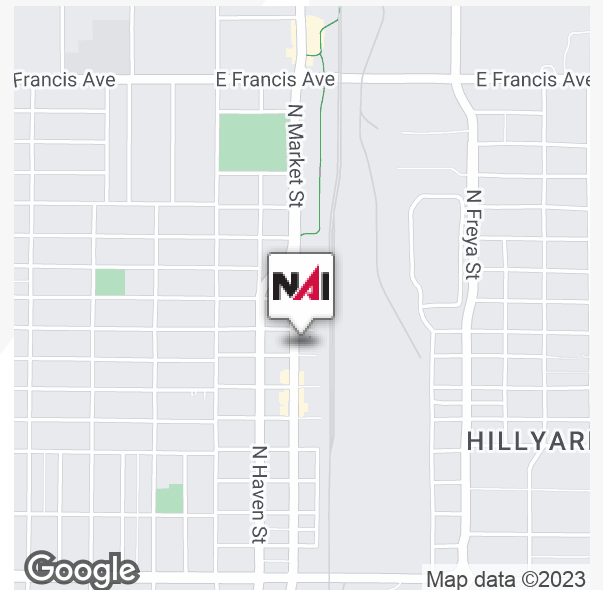


## 5404-5420 N. Market St.

Spokane, Washington 99217

### Property Highlights

- Lot Size: 47,629 SF ±
- Approximately 220 Feet Market St. Frontage
- Zoned CC1-DC
- Located in the Revitalized Hillyard Business District
- Close Proximity to North/South Corridor Wellesley Interchange and Francis Ave.
- Owner Will Deliver Clean Site for Ground Lease



**Lease Rate: To Be Determined**

For more information

**Jim Orcutt**

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No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

801 W. Riverside Avenue, Suite 300  
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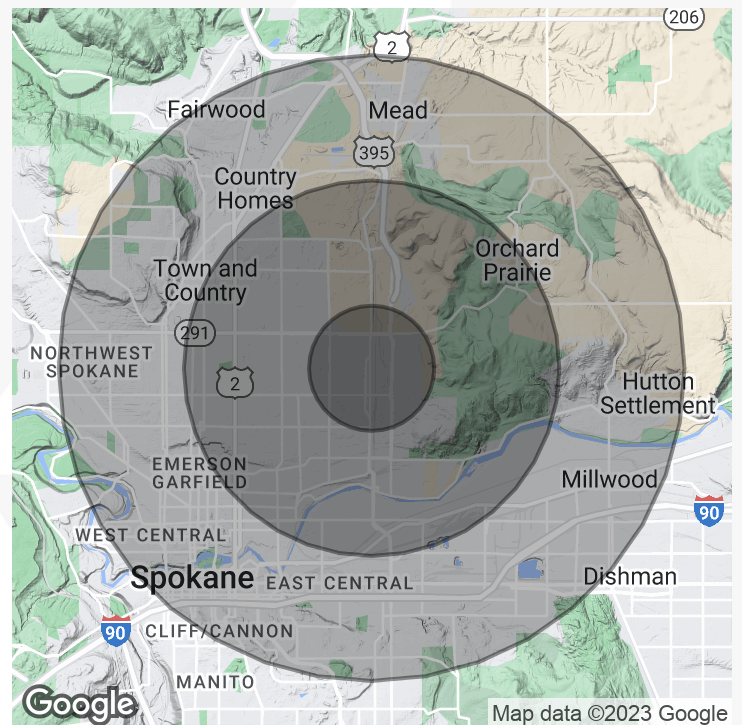


Population	1 Mile	3 Miles	5 Miles
Total Population	10,466	82,430	213,013
Average Age	35.7	34.6	36.6
Average Age (Male)	35.6	34.7	35.9
Average Age (Female)	38.9	36.8	38.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,996	33,461	85,719
# of Persons per HH	2.61	2.43	2.38
Average HH Income	\$60,055	\$62,106	\$75,611
Average House Value	\$154,908	\$154,539	\$182,833

\* Demographic data derived from Esri forecast for 2022



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