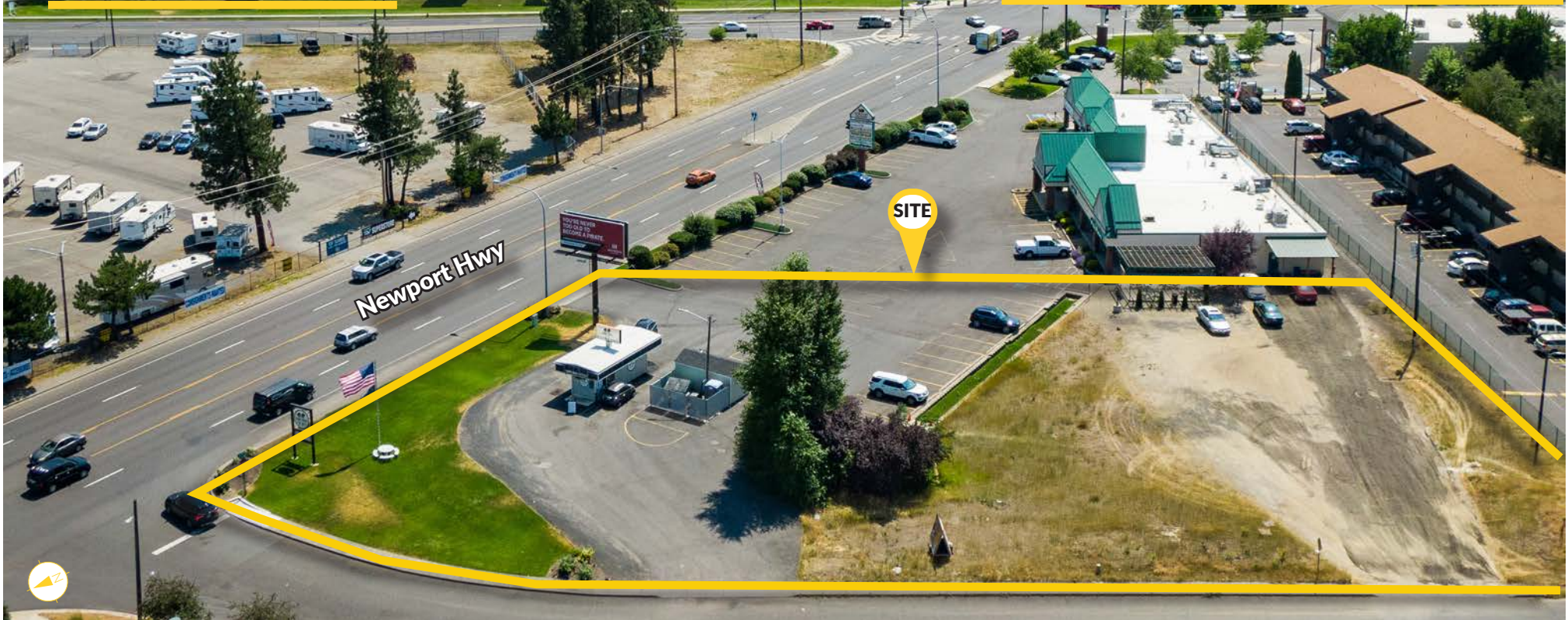


LAND FOR LEASE

NORTH SPOKANE OPPORTUNITY

10413 N. Newport Highway
Spokane, WA 99218



Total Available SF: $\pm 50,984$ SF
(± 1.17 AC)

Lease Rate: \$1.50/SF

Parcel Number: 36715.9048

COLIN CONWAY, MANAGING BROKER

O | 509.755.7595 C | 509.263.0009
colin.conway@kiemleahagood.com

KIM FLOYD, PROPERTY MANAGER

O | 509.755.7522
kimf@kiemleahagood.com

**KIEMLE
HAGOOD**

North Spokane Opportunity

10413 N. Newport Highway
Spokane, WA 99218



DEMOGRAPHICS



Est Pop 2023	7,925	60,188	156,817
Projected Pop 2028	8,097	62,347	161,087
Proj Ann Growth (23-28)	0.4%	0.7%	0.5%
Est Daytime Pop	8,700	40,121	87,840
2023 Average HHI	\$103,137	\$97,199	\$102,675
2023 Median HHI	\$65,215	\$76,573	\$76,622

TRAFFIC



Average Daily Traffic

Newport Highway @ Site:
± 27,900 ADT
Hawthorne Rd & Newport Hwy:
± 33,800 ADT

View
Location





North Spokane Opportunity

10403 N. Newport Highway
Spokane, WA 99218

COLIN CONWAY, MANAGING BROKER
509.263.0009 colin.conway@kiemlehgagood.com

KIM FLOYD, PROPERTY MANAGER
509.755.7522 kimf@kiemlehgagood.com

**KIEMLE
HAGOOD**

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

OFFICE LOCATIONS
SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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REALTOR