

FOR LEASE



Build to Suit/Ground Lease | 4603 & 4701 E Sprague Avenue, Spokane Valley, WA 99212

Lease Rate: \$2.60/SF/NNN, Annually

Property Information:

Pad Site A:

- 4701 E. Sprague Avenue
- \$1,249,274.00 Sale Price
- \$10,411/MO/NNN Lease Price
- ±48,049 SF

Parcel C

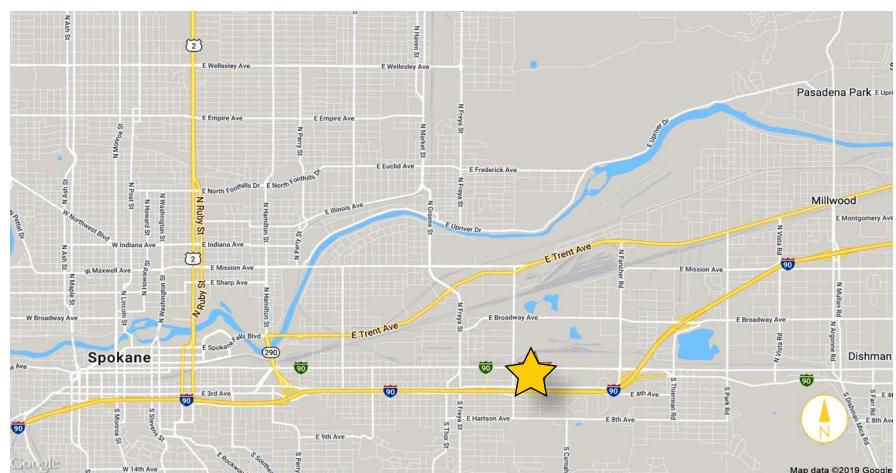
- 4603 E. Sprague Avenue
- \$954,460.00 Sale Price
- \$8,000/MO/NNN Lease Price
- ±36,710 SF

Features

- Anchored by Walmart - Now Open
- Lighted Intersection
- Zoned Regional Commercial

Chad Carper | 509.755.7572 or chad.carper@kiemlehagood.com

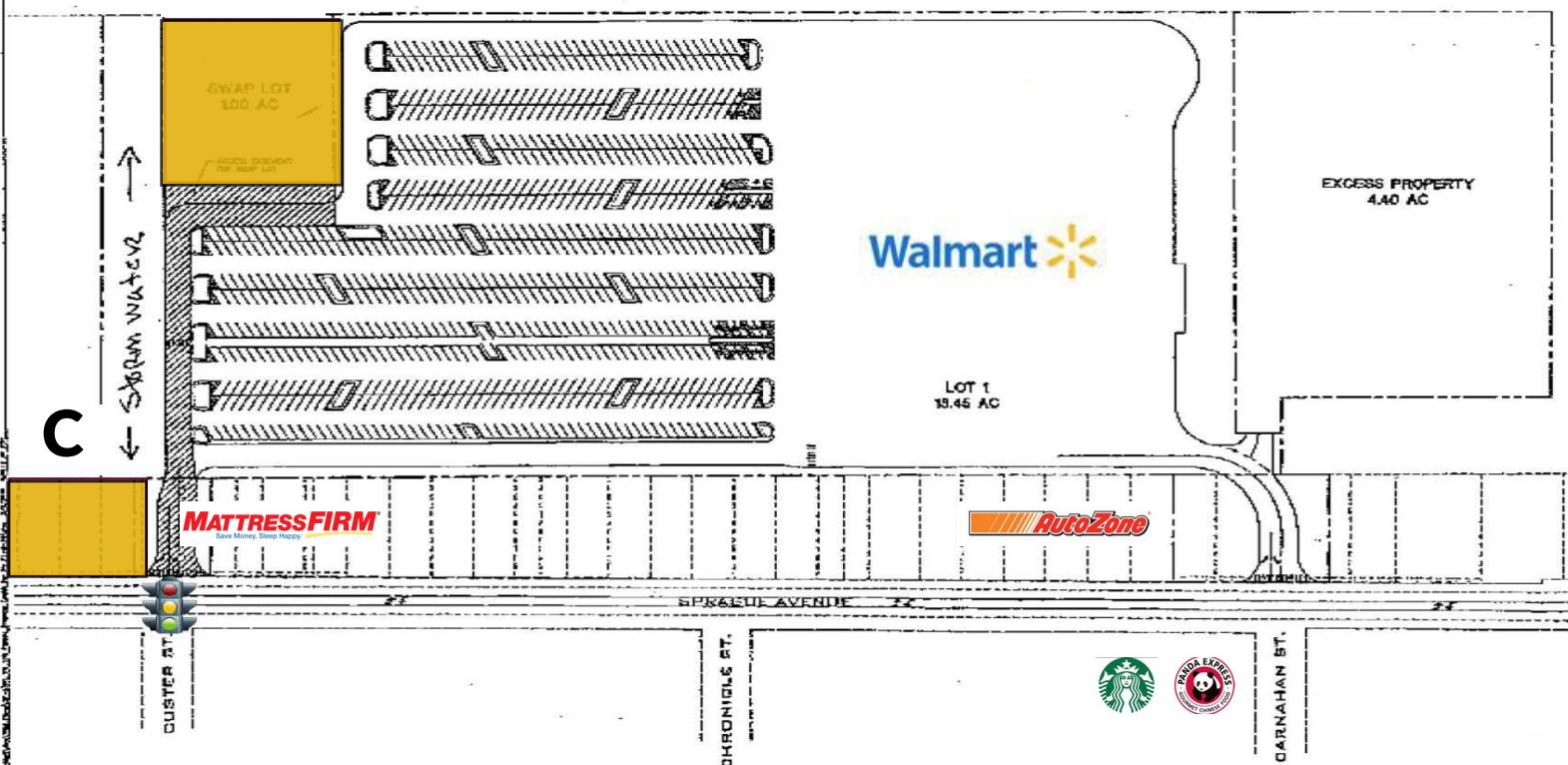
No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.



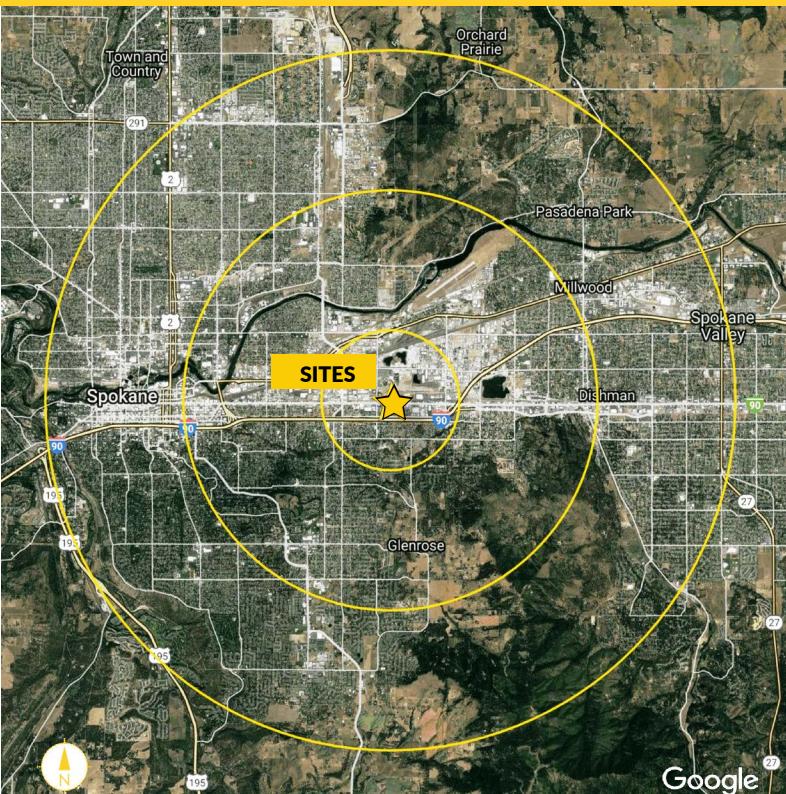
Neighboring Business:

Walmart, Home Depot, Lowes, Aslin Finch, Dollar Tree, Big 5, AutoZone, Carpet Barn, McDonald's, Wendy's, Jack in the Box, IHOP, Country Homes Power, Subway, Sprint, Mattress Firm, Intermountain Community Bank and Costco

509.838.6541
601 W. Main Avenue, Suite 400
Spokane, WA 99201
KIEMLE HAGOON

A**C**

Build to Suit/Ground Lease | 4603 & 4701 E Sprague Avenue, Spokane Valley, WA 99212



TRAFFIC COUNTS:

Sprague @ Carnahan: ±23,154 ADT
 Fancher @ Sprague: ±32,911 ADT
 I-90 @ Havana: ±109,691 ADT

DEMOGRAPHICS

	1 mi	3 mi	5 mi
Est 2019 Population	4,912	71,221	214,898
Daytime Population	10,271	68,046	216,313
Proj Change 19-24	1.7%	1.7%	1.8%
Est Average 19 HHI	\$54,991	\$64,607	\$67,306
Est Median 19 HHI	\$50,966	\$54,061	\$54,649
Est Median Age	36.6	35.4	36.5

Chad Carper | 509.755.7572 or chad.carper@kiemlehagood.com

Kiemle Hagood respects the intellectual property of others. If you believe the copyright in your work has been violated though this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.

KIEMLE HAGOON