



**GROUND LEASE**

# 924 George Washington Way

Richland, WA 99352

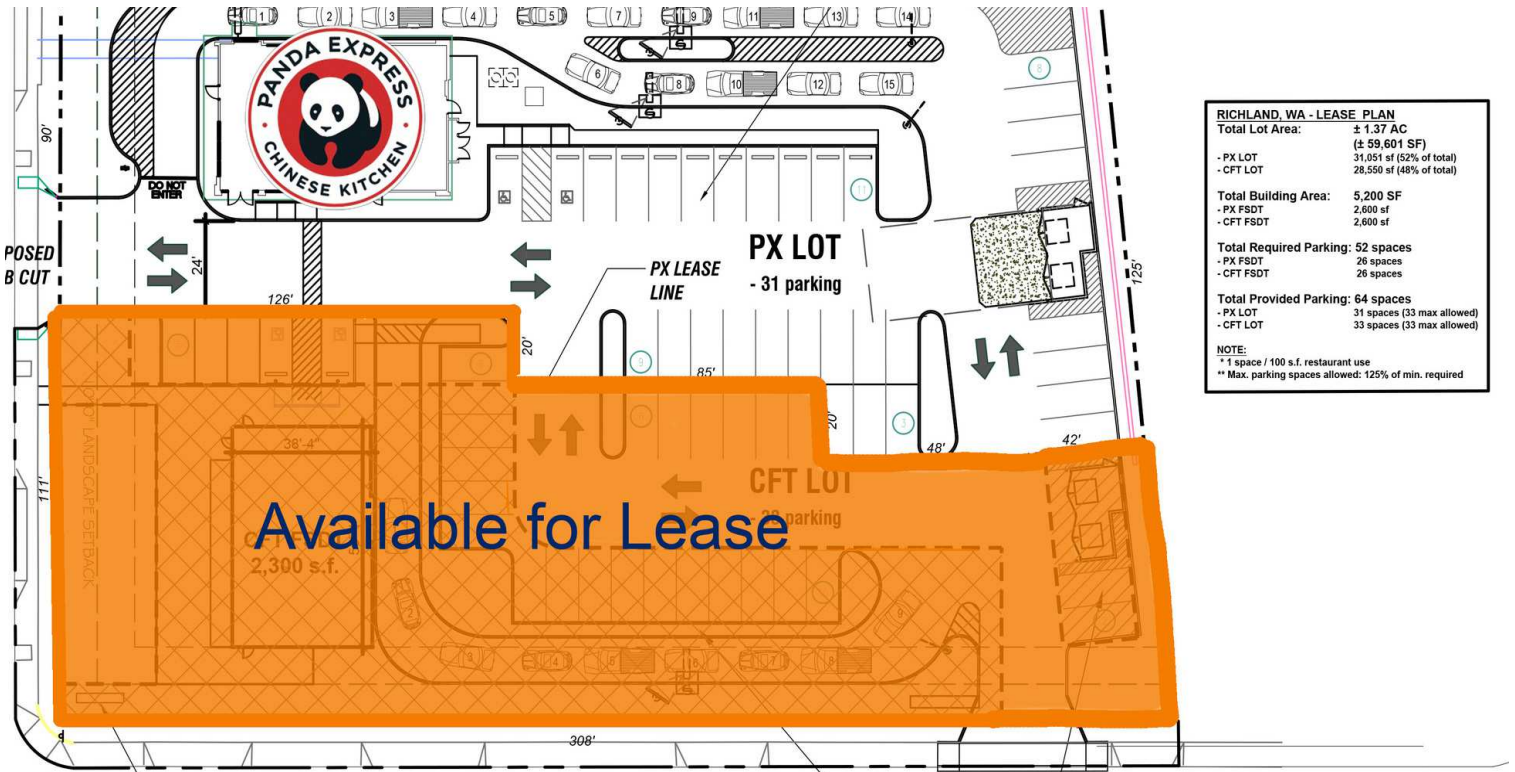
**PRESENTED BY:**

**TAYLOR GIBBONS**

O: 509.939.1741

[taylor.gibbons@svn.com](mailto:taylor.gibbons@svn.com)

# SITE PLAN AND SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$9,500.00 per month
<b>LOT SIZE:</b>	.66 acres or 28,550 SF
<b>ZONING</b>	Central Business District

## PROPERTY DESCRIPTION

Ground lease land in same parking lot as brand new Panda Express

Great access and visibility

Strong surrounding retail

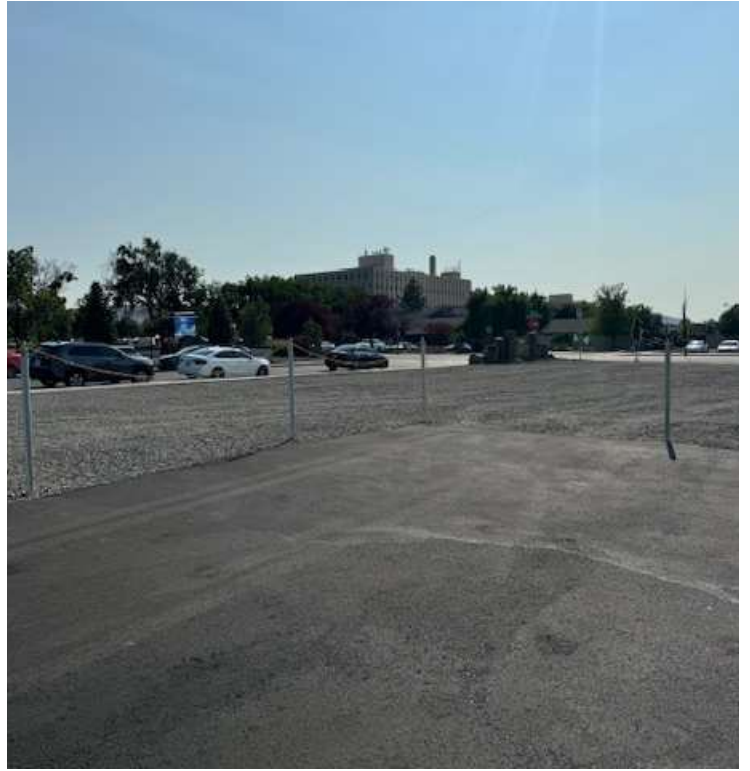
Reciprocal access with Panda Express

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## ADDITIONAL PHOTOS



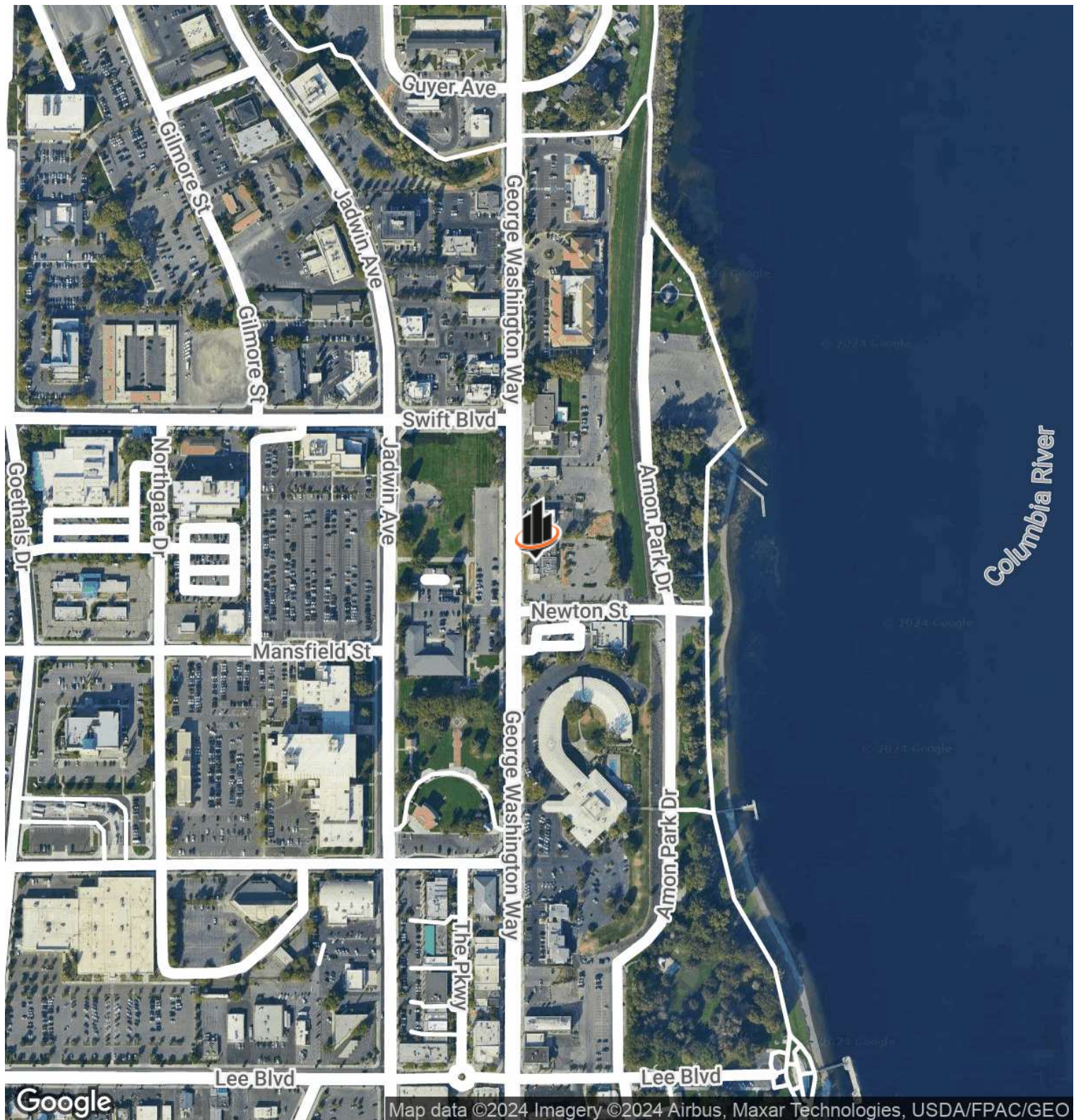
**TAYLOR GIBBONS**  
O: 509.939.1741  
taylor.gibbons@svn.com

# RETAILER MAP



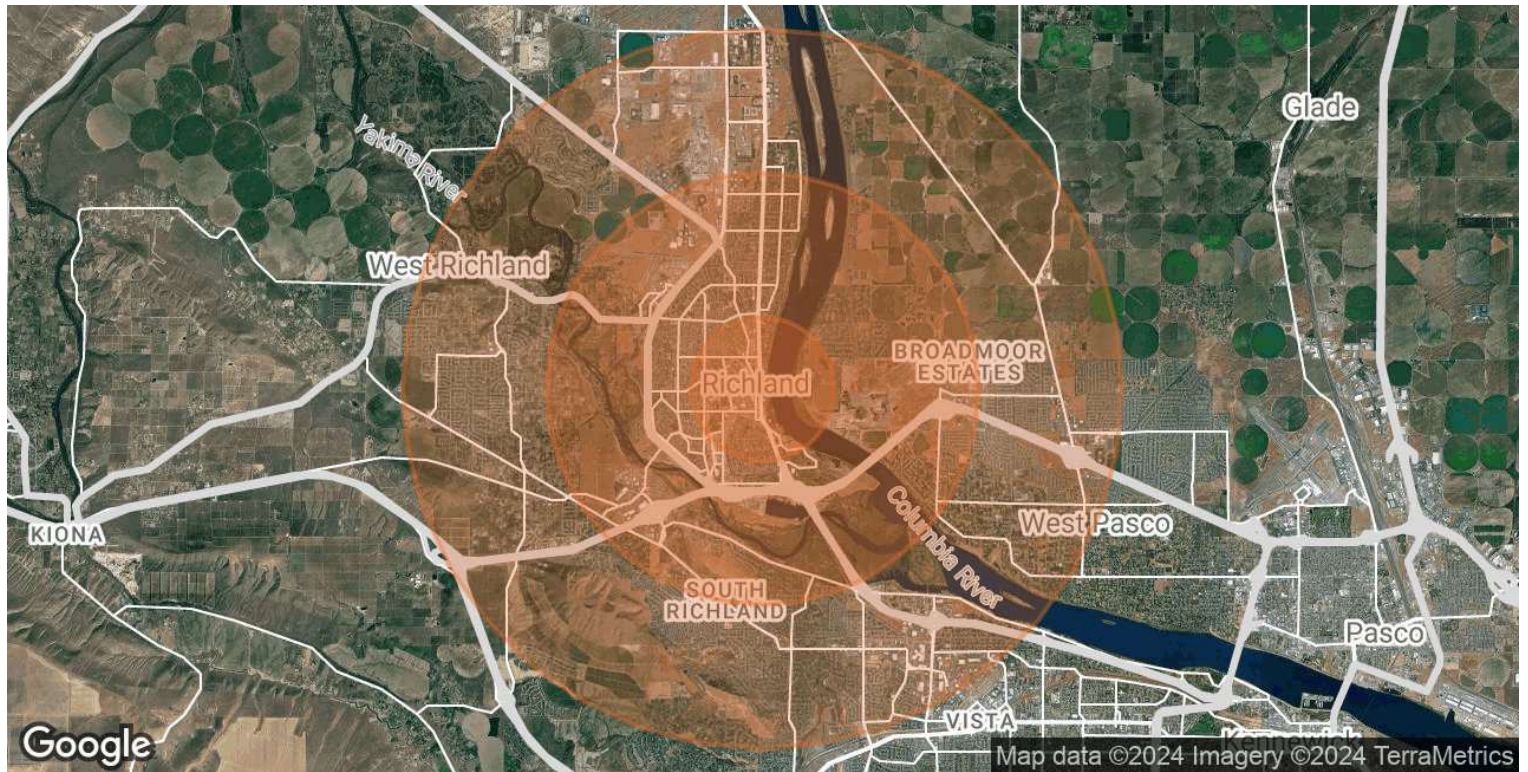
**TAYLOR GIBBONS**  
 O: 509.939.1741  
 taylor.gibbons@svn.com

# LOCATION MAP



**TAYLOR GIBBONS**  
O: 509.939.1741  
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	6,016	44,713	113,529
<b>AVERAGE AGE</b>	36	39	38
<b>AVERAGE AGE (MALE)</b>	35	38	38
<b>AVERAGE AGE (FEMALE)</b>	38	39	39
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	2,207	17,515	42,536
<b># OF PERSONS PER HH</b>	2.7	2.6	2.7
<b>AVERAGE HH INCOME</b>	\$86,922	\$116,752	\$133,015
<b>AVERAGE HOUSE VALUE</b>	\$381,941	\$412,657	\$442,631

*Demographics data derived from AlphaMap*

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