

Dollar General Retail Pad - Chattaroy, WA

34478 N Newport Hwy, Chattaroy, WA 99003



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SECTION 1

Executive Summary

INVESTMENT HIGHLIGHTS

TRAFFIC GENERATOR MAP

REGIONAL MAP

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RETAIL PAD - CHATTAROY, WA

34478 N Newport Hwy, Chattaroy, WA 99003

Asking Price: \$299,000

Land: 1.44 acres

Price Per Square Foot: \$4.90 PSF

Utilities: Water, Power, Cable, Gas, Septic

Traffic Counts: 12,000 ADT

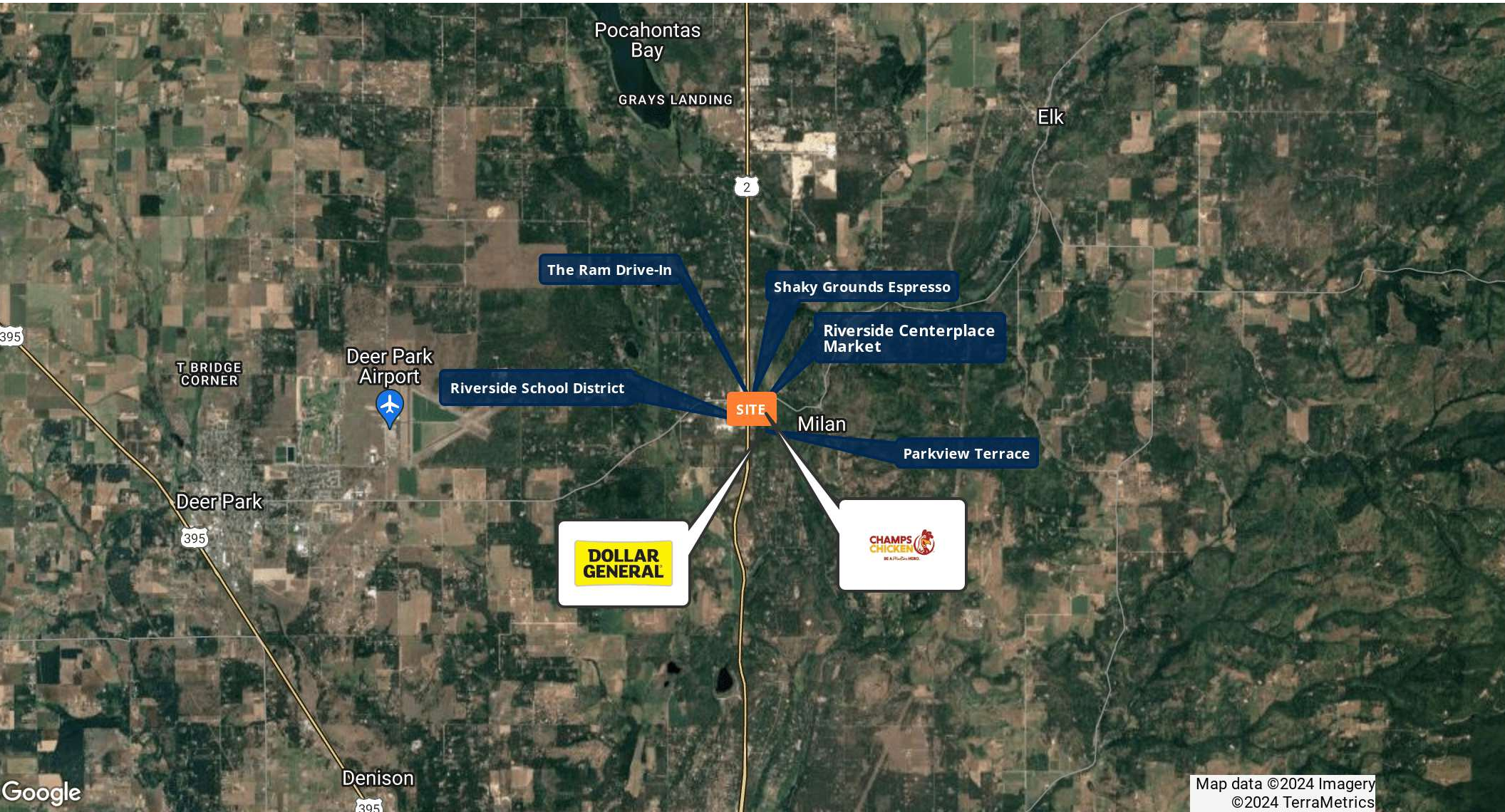
INVESTMENT OVERVIEW

Positioned along the bustling Newport Highway in Chattaroy, WA, this property boasts valuable frontage in a prime location ripe for investment. With its strategic placement, this parcel offers a lucrative opportunity for investors looking to capitalize on its proximity to essential amenities and upcoming developments.

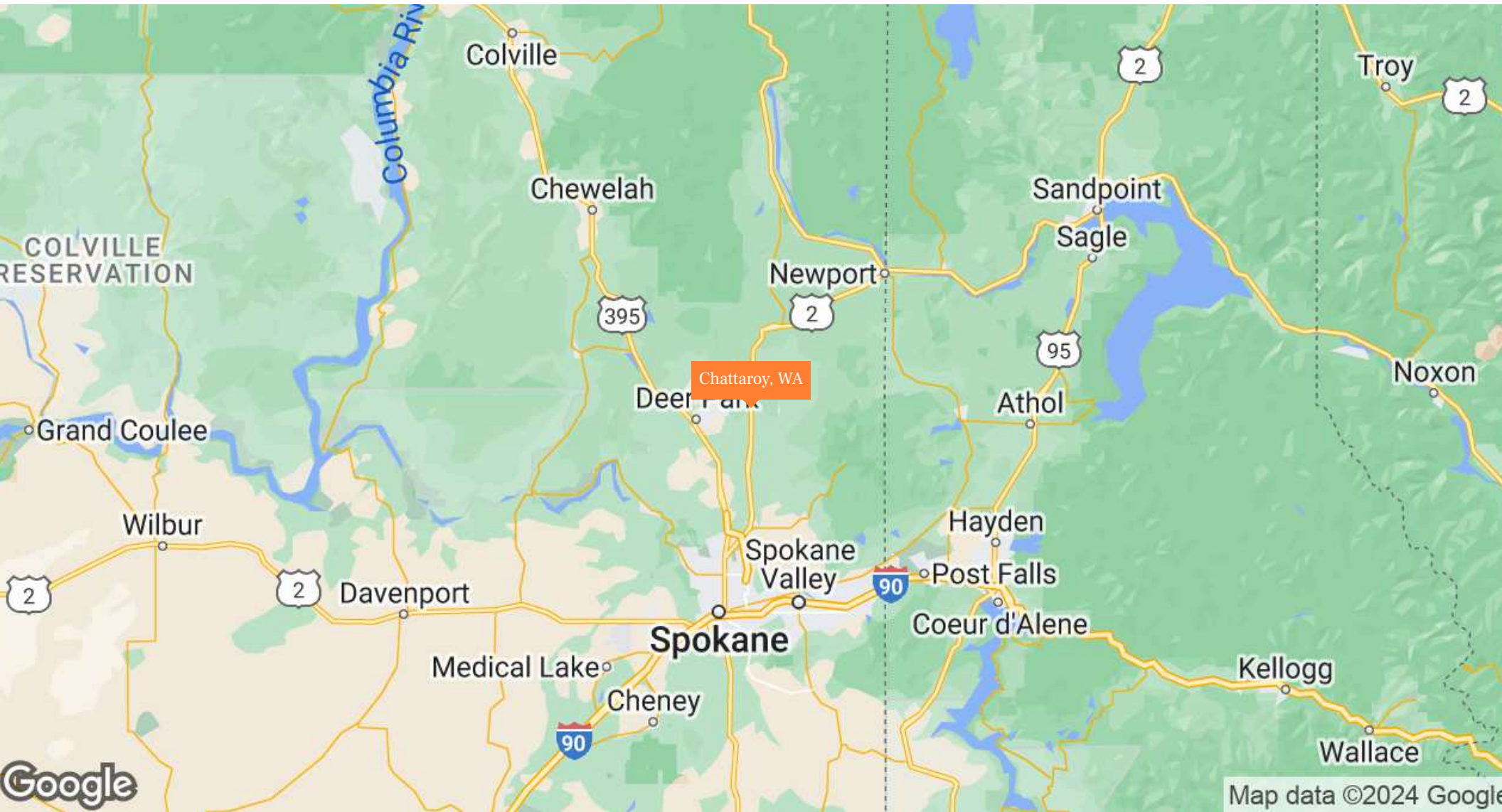
INVESTMENT HIGHLIGHTS

- Access already installed off the highway with an unobstructed left hand turn lane into the property in a reduced speed zone near a controlled intersection with underground utilities.
- Nestled along Newport Highway, this property benefits from high visibility and accessibility, making it an ideal spot for businesses seeking to capture the attention of passing traffic. Its strategic position ensures maximum exposure and foot traffic, enhancing its appeal to potential tenants or buyers.
- Situated adjacent to a Dollar General store, this property enjoys the advantage of being in close proximity to a well-established retail anchor. The presence of Dollar General not only draws consistent foot traffic but also signifies the viability of retail operations in the area, further bolstering the property's investment potential.
- As an excellent retail pad, this property offers a blank canvas for businesses to establish their presence in Chattaroy's commercial landscape. With ample space and favorable zoning, investors have the opportunity to develop retail establishments tailored to the needs and preferences of the local community, ensuring a lucrative return on investment.
- Adding to its allure, plans for the construction of a future 30,000 square foot grocery store adjacent to the property are underway. This development not only promises increased foot traffic and consumer demand but also signifies the area's growth and economic vitality, positioning the property as a lucrative investment opportunity for savvy investors.
- Chattaroy and its surrounding areas are characterized by a mix of residential neighborhoods, commercial establishments, and recreational attractions. With Eloika Lake and Mount Spokane State Park in close proximity, residents and visitors alike frequent the area for outdoor activities, contributing to the local economy and enhancing the property's appeal to prospective tenants or buyers.
- The steady influx of residents into Chattaroy and its neighboring communities reflects the area's appeal as a desirable place to live and do business. As the population continues to grow, so too does the demand for goods and services, creating ample opportunities for retail and commercial ventures to thrive in this vibrant and dynamic market.

TRAFFIC GENERATOR MAP // Dollar General Retail Pad - Chattaroy, WA



Dollar General Retail Pad - Chattaroy, WA // REGIONAL MAP











SECTION 2

Market Overview

DEMOGRAPHICS

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DEMOGRAPHICS // Dollar General Retail Pad - Chattaroy, WA

POPULATION	1 Mile	5 Miles	10 Miles
2028 Projection			
Total Population	568	8,767	27,367
2023 Estimate			
Total Population	552	8,514	26,630
2020 Census			
Total Population	533	8,333	26,397
2010 Census			
Total Population	526	7,719	23,806
Daytime Population			
2023 Estimate	548	5,609	18,292
HOUSEHOLDS	1 Mile	5 Miles	10 Miles
2028 Projection			
Total Households	251	3,403	10,329
2023 Estimate			
Total Households	243	3,296	10,017
Average (Mean) Household Size	2.6	2.6	2.6
2020 Census			
Total Households	239	3,237	9,839
2010 Census			
Total Households	228	2,921	8,727

HOUSEHOLDS BY INCOME	1 Mile	5 Miles	10 Miles
2023 Estimate			
\$250,000 or More	4.6%	3.7%	3.7%
\$200,000-\$249,999	3.1%	2.0%	2.3%
\$150,000-\$199,999	7.3%	8.0%	9.5%
\$125,000-\$149,999	6.6%	6.4%	6.9%
\$100,000-\$124,999	15.5%	10.1%	10.5%
\$75,000-\$99,999	12.9%	13.5%	13.6%
\$50,000-\$74,999	19.4%	19.0%	18.2%
\$35,000-\$49,999	12.7%	15.5%	14.3%
\$25,000-\$34,999	6.6%	7.6%	7.3%
\$15,000-\$24,999	6.8%	8.0%	7.3%
Under \$15,000	4.5%	6.3%	6.3%
Average Household Income	\$104,661	\$92,836	\$96,121
Median Household Income	\$75,007	\$67,015	\$70,161
Per Capita Income	\$46,160	\$35,957	\$36,187

Dollar General Retail Pad - Chattaroy, WA // DEMOGRAPHICS

POPULATION PROFILE	1 Mile	5 Miles	10 Miles
Population By Age			
2023 Estimate	552	8,514	26,630
0 to 4 Years	3.5%	4.0%	4.3%
5 to 14 Years	12.4%	12.9%	12.8%
15 to 17 Years	4.2%	4.0%	4.2%
18 to 19 Years	2.3%	2.1%	2.3%
20 to 24 Years	4.5%	4.4%	4.7%
25 to 29 Years	4.5%	4.9%	5.0%
30 to 34 Years	4.9%	5.4%	5.2%
35 to 39 Years	5.3%	5.6%	5.4%
40 to 49 Years	12.4%	12.0%	11.8%
50 to 59 Years	16.1%	15.8%	15.2%
60 to 64 Years	8.8%	8.8%	8.4%
65 to 69 Years	8.2%	8.1%	7.9%
70 to 74 Years	6.6%	6.2%	6.4%
75 to 79 Years	3.5%	3.2%	3.6%
80 to 84 Years	1.8%	1.6%	1.9%
Age 85+	1.0%	1.0%	1.1%
Median Age	47.1	45.6	45.5

POPULATION PROFILE	1 Mile	5 Miles	10 Miles
Population 25+ by Education Level			
2023 Estimate Population Age 25+	404	6,171	19,131
Elementary (0-8)	1.1%	1.0%	0.8%
Some High School (9-11)	6.9%	7.3%	6.2%
High School Graduate (12)	27.6%	30.6%	28.4%
Some College (13-15)	28.0%	27.4%	28.0%
Associate Degree Only	18.1%	16.1%	14.8%
Bachelor's Degree Only	12.0%	12.6%	14.9%
Graduate Degree	6.3%	5.0%	6.8%
HOUSING UNITS			
Occupied Units			
2028 Projection	262	3,597	11,019
2023 Estimate	255	3,497	10,721
Owner Occupied	212	2,777	8,349
Renter Occupied	32	520	1,668
Vacant	12	201	704
Persons in Units			
2023 Estimate Total Occupied Units	243	3,296	10,017
1 Person Units	19.8%	21.0%	20.9%
2 Person Units	41.6%	40.0%	39.7%
3 Person Units	16.0%	15.9%	15.6%
4 Person Units	11.9%	11.6%	12.0%
5 Person Units	4.5%	5.2%	5.8%
6+ Person Units	6.2%	6.3%	6.0%

DEMOGRAPHICS // Dollar General Retail Pad - Chattaroy, WA



POPULATION

In 2023, the population in your selected geography is 26,630. The population has changed by 11.86 since 2010. It is estimated that the population in your area will be 27,367 five years from now, which represents a change of 2.8 percent from the current year. The current population is 51.1 percent male and 48.9 percent female. The median age of the population in your area is 45.5, compared with the U.S. average, which is 38.7. The population density in your area is 84 people per square mile.



HOUSEHOLDS

There are currently 10,017 households in your selected geography. The number of households has changed by 14.78 since 2010. It is estimated that the number of households in your area will be 10,329 five years from now, which represents a change of 3.1 percent from the current year. The average household size in your area is 2.6 people.



INCOME

In 2023, the median household income for your selected geography is \$70,161, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 45.39 since 2010. It is estimated that the median household income in your area will be \$84,179 five years from now, which represents a change of 20.0 percent from the current year.

The current year per capita income in your area is \$36,187, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$96,121, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 13,040 people in your selected area were employed. The 2010 Census revealed that 58.7 percent of employees are in white-collar occupations in this geography, and 23.9 percent are in blue-collar occupations. In 2023, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 36.00 minutes.



HOUSING

The median housing value in your area was \$384,346 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 7,362.00 owner-occupied housing units and 1,368.00 renter-occupied housing units in your area.



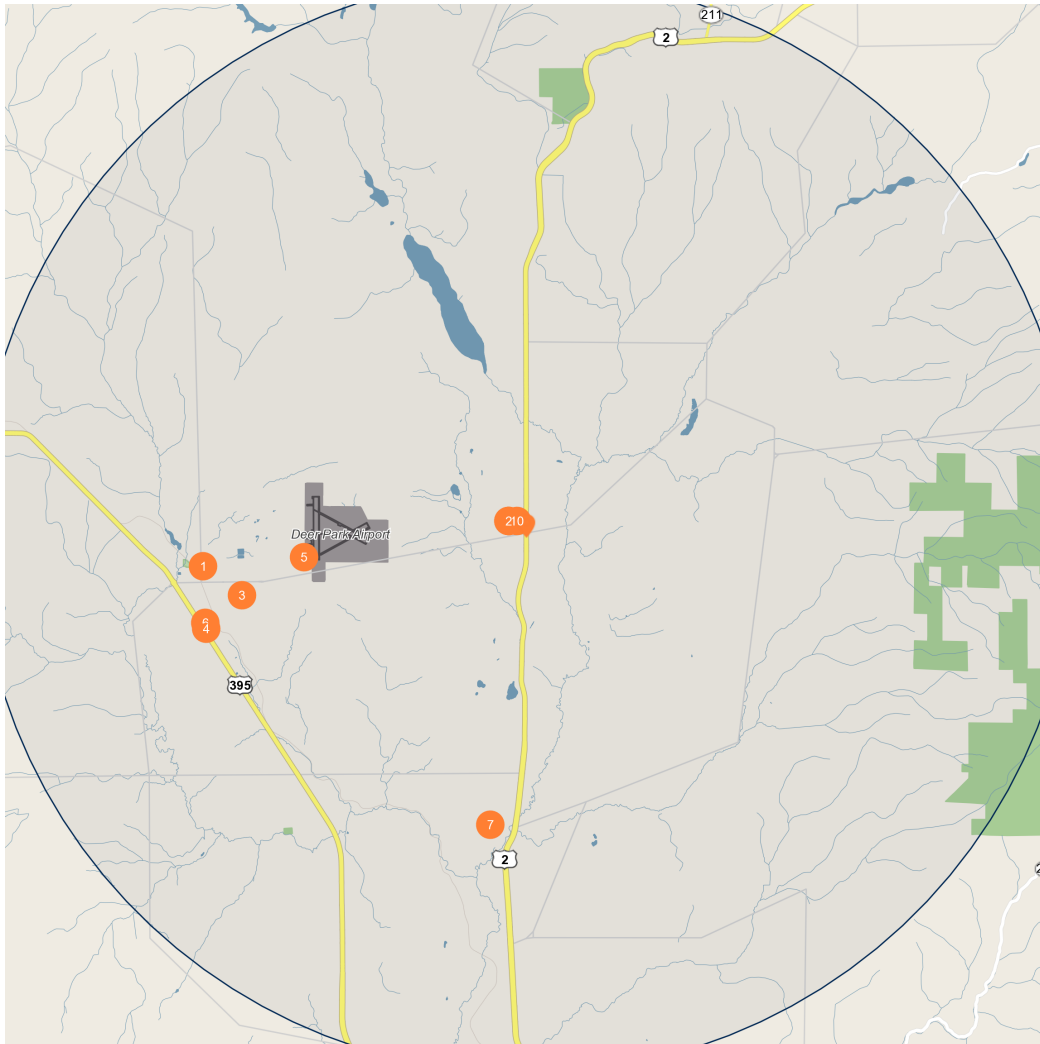
EDUCATION

The selected area in 2023 had a higher level of educational attainment when compared with the U.S. averages. Only 6.8 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 14.9 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 14.8 percent vs. 8.5 percent, respectively.

The area had more high-school graduates, 28.4 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 28.0 percent in the selected area compared with the 20.1 percent in the U.S.

Dollar General Retail Pad - Chattaroy, WA // DEMOGRAPHICS

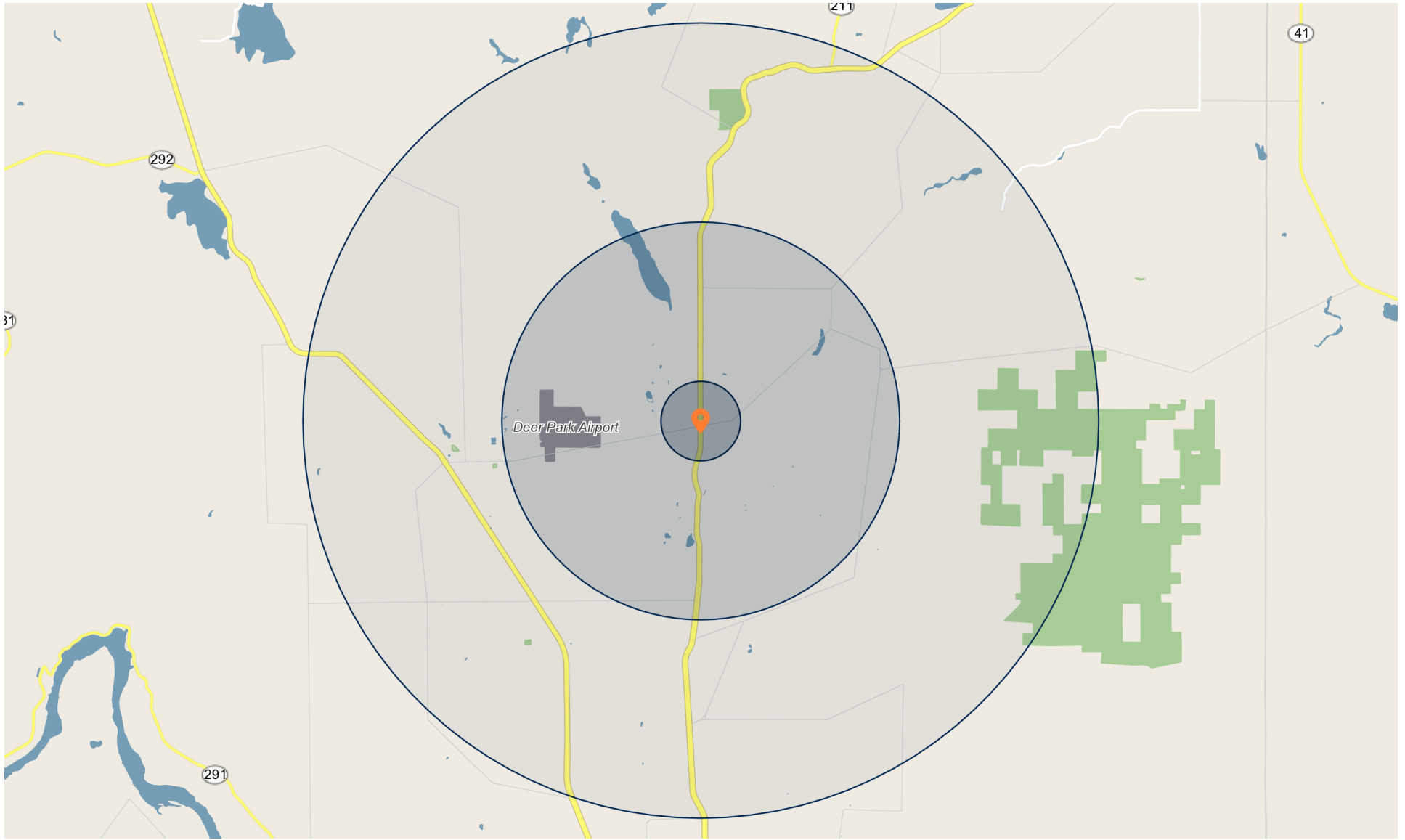


Major Employers

Employees

1	Deer Park School District 414	250
2	First Student Inc	204
3	Providence Hlth Svcs-Wshington	191
4	Parkway Auto Center Inc-Parkway Rv	82
5	Knight Const & Supply Inc-Knight Construction & Supply	80
6	Rockwood Clinic PS	68
7	Spokane County Fire District 4	54
8	Riverside School District-Riverside Elementary School	53
9	Riverside School District-Riverside Middle School	53
10	Riverside School District-Riverside High School	53

DEMOGRAPHICS // Dollar General Retail Pad - Chattaroy, WA





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