

FOR LEASE

NORTH 40 STORE FOR LEASE
15228 N Newport Highway Mead, WA 99021

SPACE INFO

Lease Price	\$ 8 PSF NNN
Building Size	47,555 ± SF
Lot Size	5.26 Acres
Traffic Count	28,220 ± ADT
Property Taxes	\$55,169.60 / year

Highlights

- NNN estimated to be \$1.79 / SF/ yr
- 200' Frontage x 230' Depth
- Can be demised
- Located on busy Newport Highway with excellent visibility and access
- 668' Street Frontage
- Additional 2.4 acres available to lease to the North with 511' frontage on Newport Highway



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**Additional
Parcel
Available For
Lease**

Subject

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population ('23)	4,145	25,482	61,823
Average HH Income	\$107,819	\$123,544	\$111,039
Median HH Income	\$85,142	\$96,840	\$86,077

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