

FOR LEASE RETAIL OPPORTUNITY

2401-2435 N DIVISION ST
SPOKANE, WA 99207



PROPERTY HIGHLIGHTS

- Lot Size: $\pm$ 1.16 Acres
- Parcel # 35071.3601: $\pm$ 0.33 Acres
- Parcel # 35071.3602: $\pm$ 0.33 Acres
- Parcel # 35071.3603: $\pm$ 0.50 Acres
- Building Size: $\pm$ 3,200 SF
- Traffic Count:
 - Division St. - 26,100 ADT
 - N Foothills Dr. - 14,500 ADT
- Located on the corner of Division St. and Jackson Ave.
- Great Visibility and Frontage on Division St.



Lease Rate: \$10,000/Mo NNN

CHRIS BELL, SIOR

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NAI Black

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

naiblack.com 509 623 1000

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By mail: Commercial Brokers Association Attn: DMCA Designated Agent 12131 113th Ave NE Suite 101 Kirkland, WA 98034

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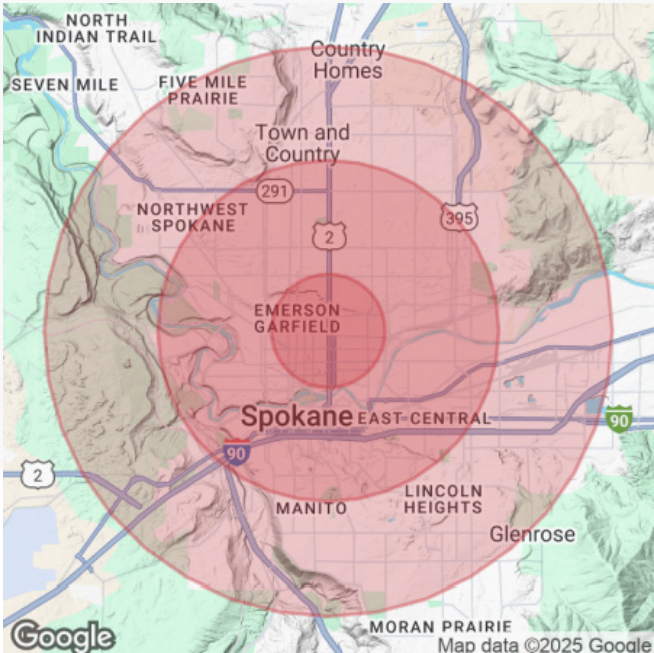
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POPULATION	1 Mile	3 Miles	5 Miles
Total Population	18,153	137,170	228,371
Avg. Age	36	39	40
Avg. Age (Male)	35	38	39
Avg. Age (Female)	36	39	41

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total Households	6,995	57,558	94,396
# of Persons per HH	2.6	2.4	2.4
Avg. HH Income	\$73,014	\$72,737	\$84,338
Avg. House Value	\$414,808	\$372,035	\$407,913



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