

FOR SALE



OWNER-USER OPPORTUNITY

14124 N NEWPORT HWY, MEAD, WA 99021

BUILDING AREA	±3,840 SF
GROUND FLOOR	±1,920 SF
LOWER LEVEL	±1,920 SF
CANOPY/DRIVE-THRU	±1,125 SF; 3 lanes
YEAR BUILT	1999
LAND AREA	±38,896 SF (0.89 Acres)
PARCEL NO.	Land Parcel: 36031.0203 Building Parcel: 36031.0169
PARKING	±29 stalls
ZONING	Limited Development Area Commercial (LDAC)
VACANT	Ready for Occupancy

3,840 SF

AVAILABLE

\$1.35M

SALE PRICE

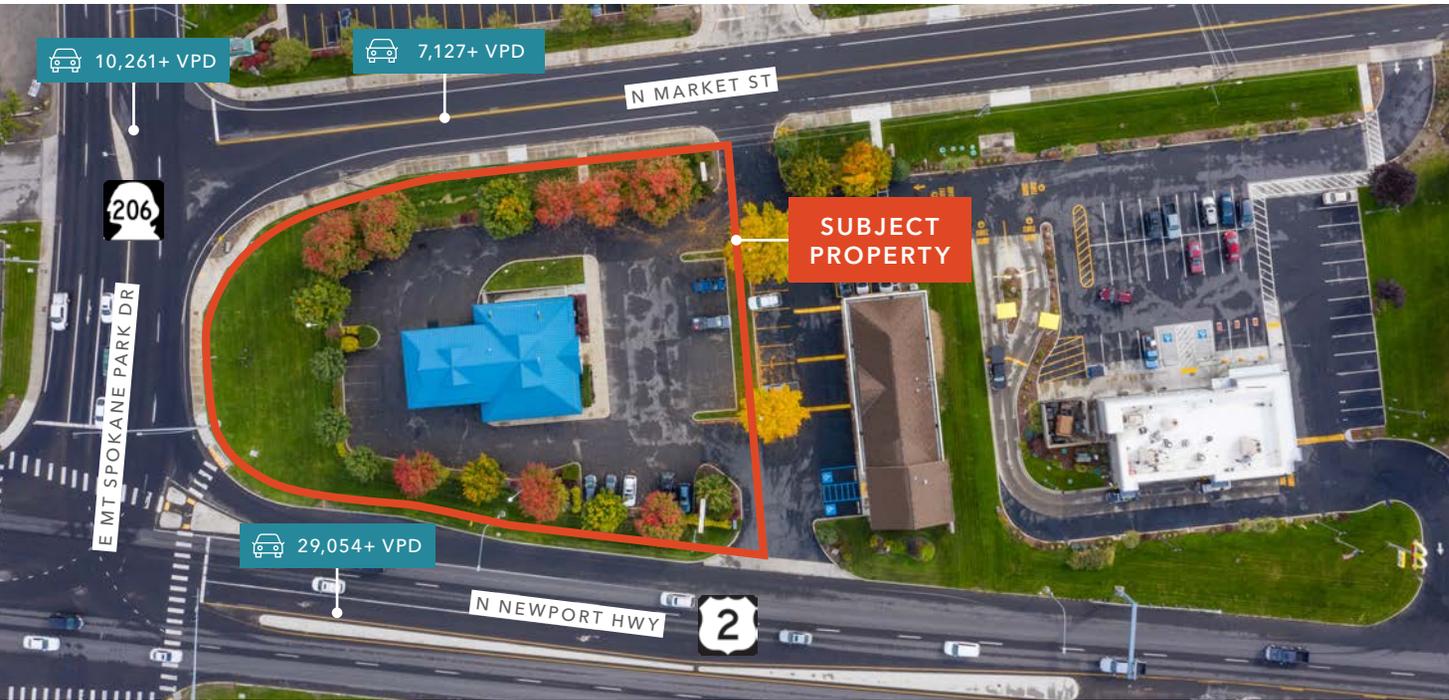
JOE DEJAGER 503.706.6197 | joe.dejager@kidder.com

Joe DeJager is a licensed real estate agent in the State of Washington and has an ownership interest in the property.

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PROPERTY HIGHLIGHTS

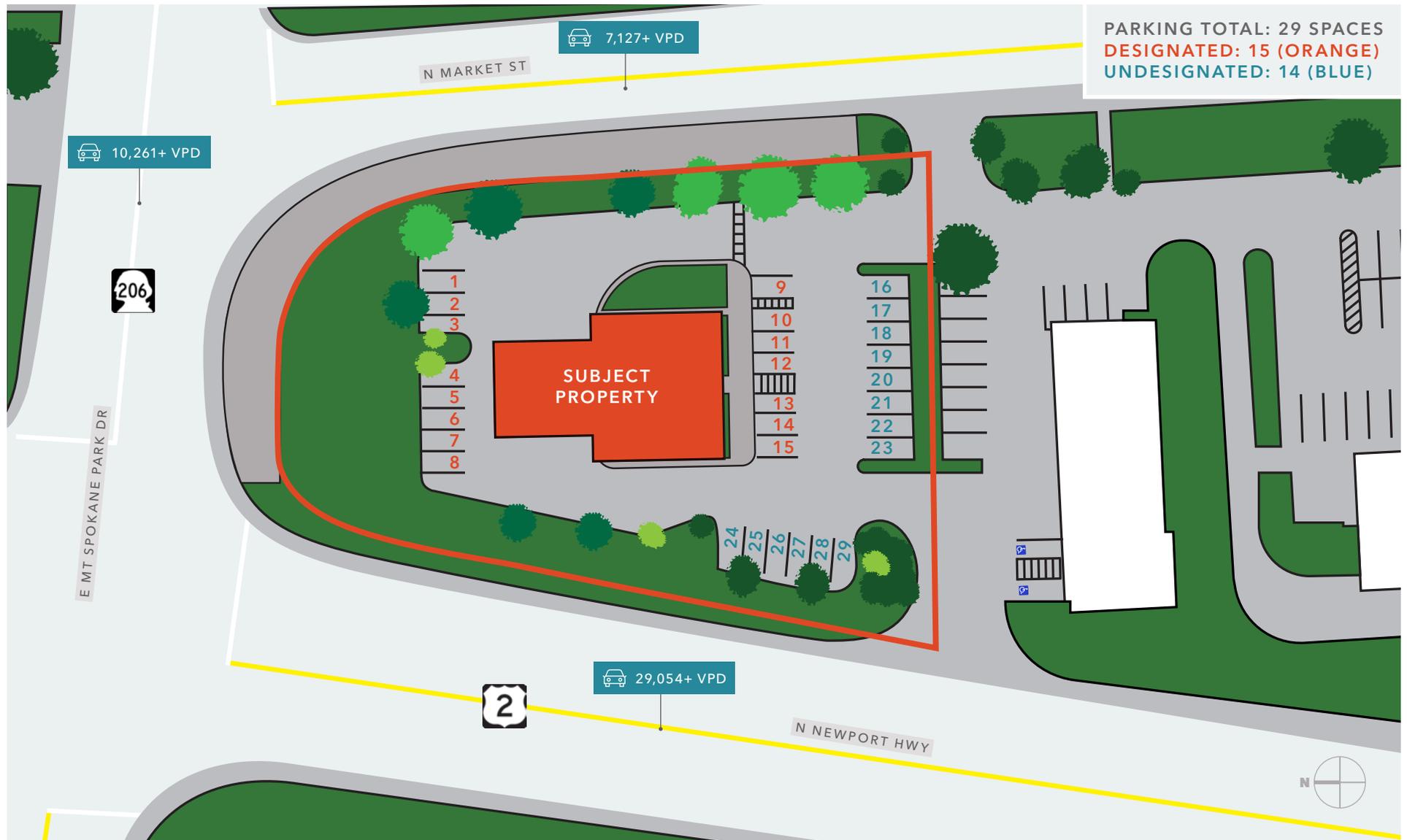
Lighted intersection of Newport Hwy & E Mt Spokane Park Dr

Access via Newport Hwy & Market St

All utilities available to site

NEARBY BUSINESSES, RESTAURANTS & RETAILERS

- | | |
|------------------------------|------------------------------|
| McDonald's | 7 Eleven Gas & C-Store (WIP) |
| Arby's | North 40 Outfitters |
| Bruchis Cheesesteak | Keylock Storage |
| Hop Mountain Taproom & Grill | Frawesome Babrershop |
| Taco Bell (WIP) | Alderwood RV Resort |
| Highway Grind | Snap Fitness Mt. Spokane |
| Nom Nom Gas | |
| Circle K Gas & C-Store (WIP) | |



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	3,730	18,281	50,617
2020 CENSUS	4,125	23,207	59,218
2024 ESTIMATED	3,944	22,408	59,108
2029 PROJECTED	3,867	22,216	58,713

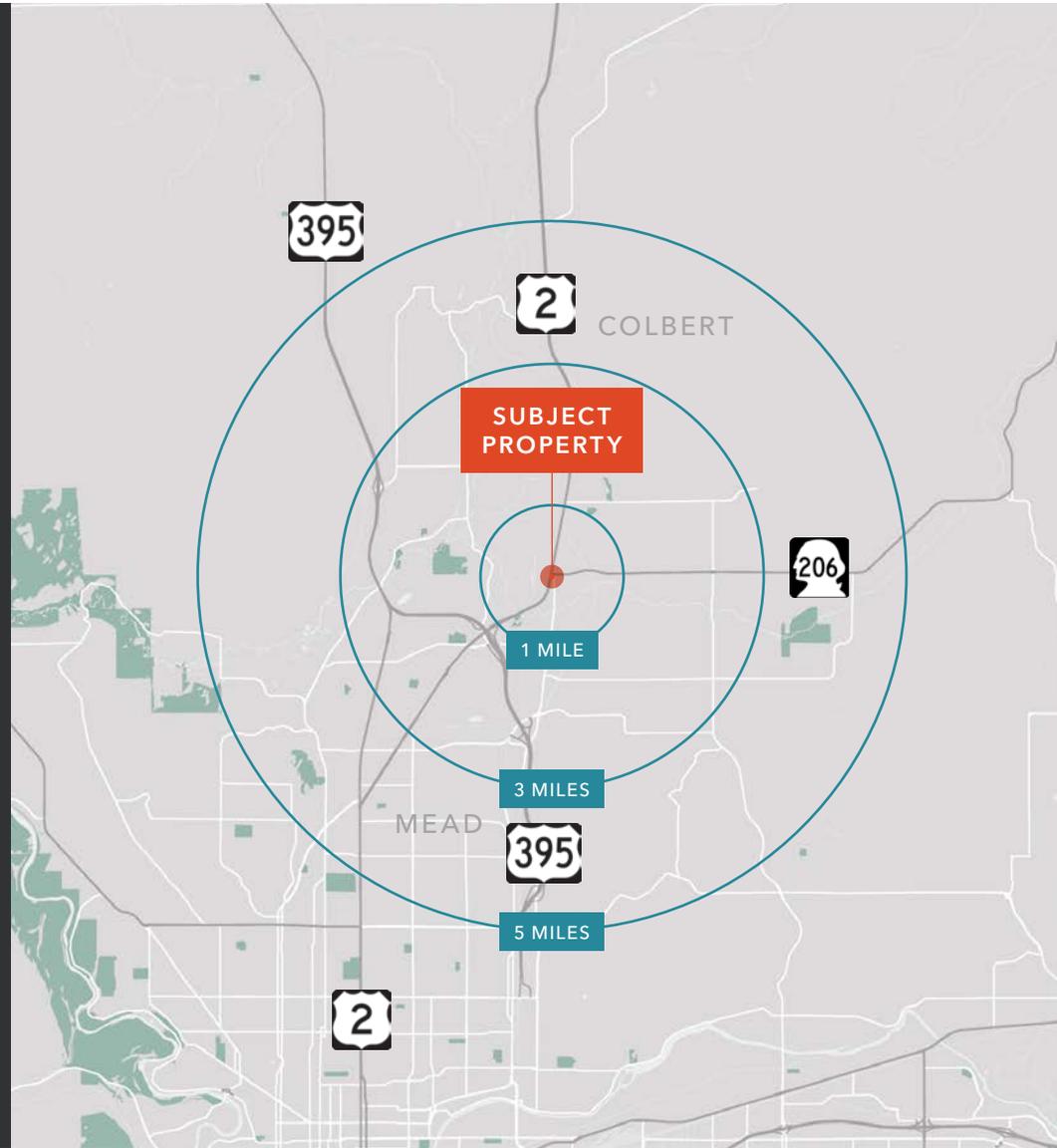
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	45.6	43.3	39.0
% FEMALE	50.8%	50.8%	49.9%
% MALE	49.2%	49.2%	50.1%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$86,618	\$96,103	\$88,310
2029 MEDIAN PROJECTED	\$87,109	\$97,763	\$89,729
2024 AVERAGE	\$108,723	\$128,898	\$120,187
2029 AVERAGE PROJECTED	\$115,322	\$135,101	\$125,458

Data Source: ©2023, Sites USA



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