



ASinc. Advance Services
STAFFING EXCELLENCE



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ASinc.
Advance Services



(509)



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4214

SALE

4012 West Clearwater Avenue

4012 WEST CLEARWATER AVENUE

Kennewick, WA 99336

PRESENTED BY:

SCOTT HOWELL

O: 509.379.3111

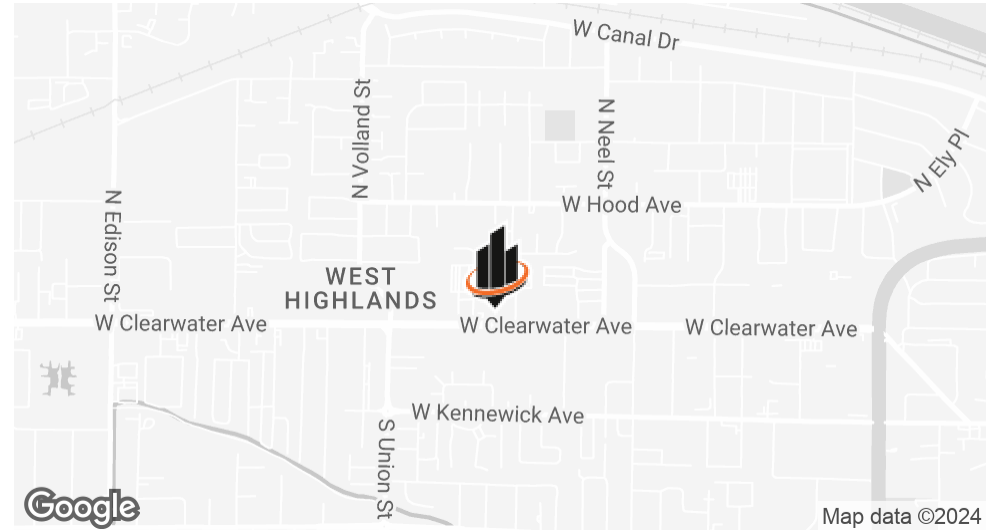
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JAMES WADE

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$315,000
LOT SIZE:	0.32 Acres
BUILDING SIZE:	2,608 SF

PROPERTY DESCRIPTION

Hard to find small stand alone building with 1,290 sqft of available gray shell space for owner/occupant or development in 4012 W Clearwater. 1,318 sqft of space is being leased to long term Tenant, lease ends May 30, 2026 with no current options to extend. Great signage opportunity on one of the busiest Avenues in Kennewick and centrally located. Please do not disturb current Tenant. Please call LA for additional details.

PROPERTY HIGHLIGHTS

- Long Term Tenant Occupying 1,318 sqft
- Shell that can be developed 1,290
- High Traffic Count
- Great Signage Opportunity on Clearwater

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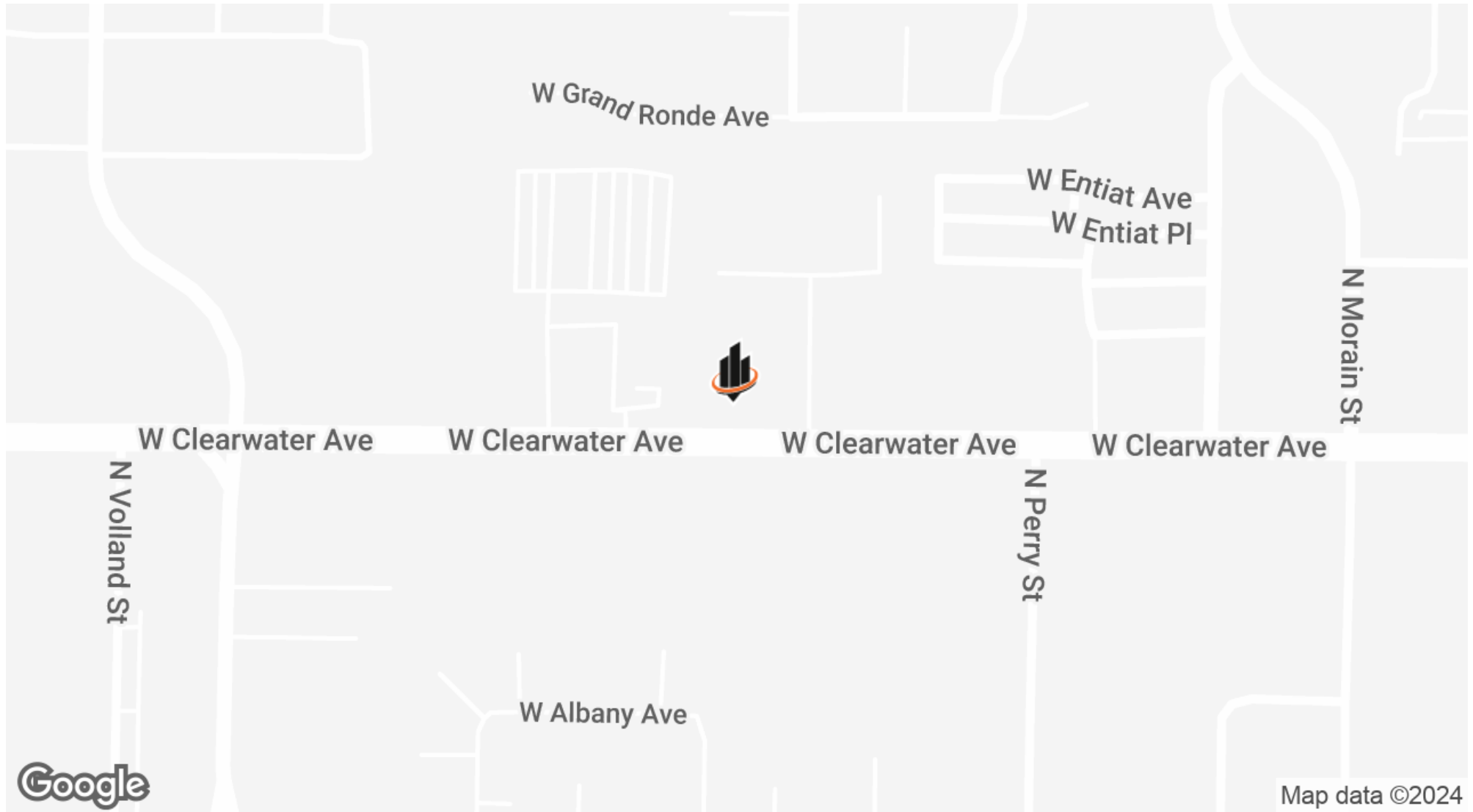
ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

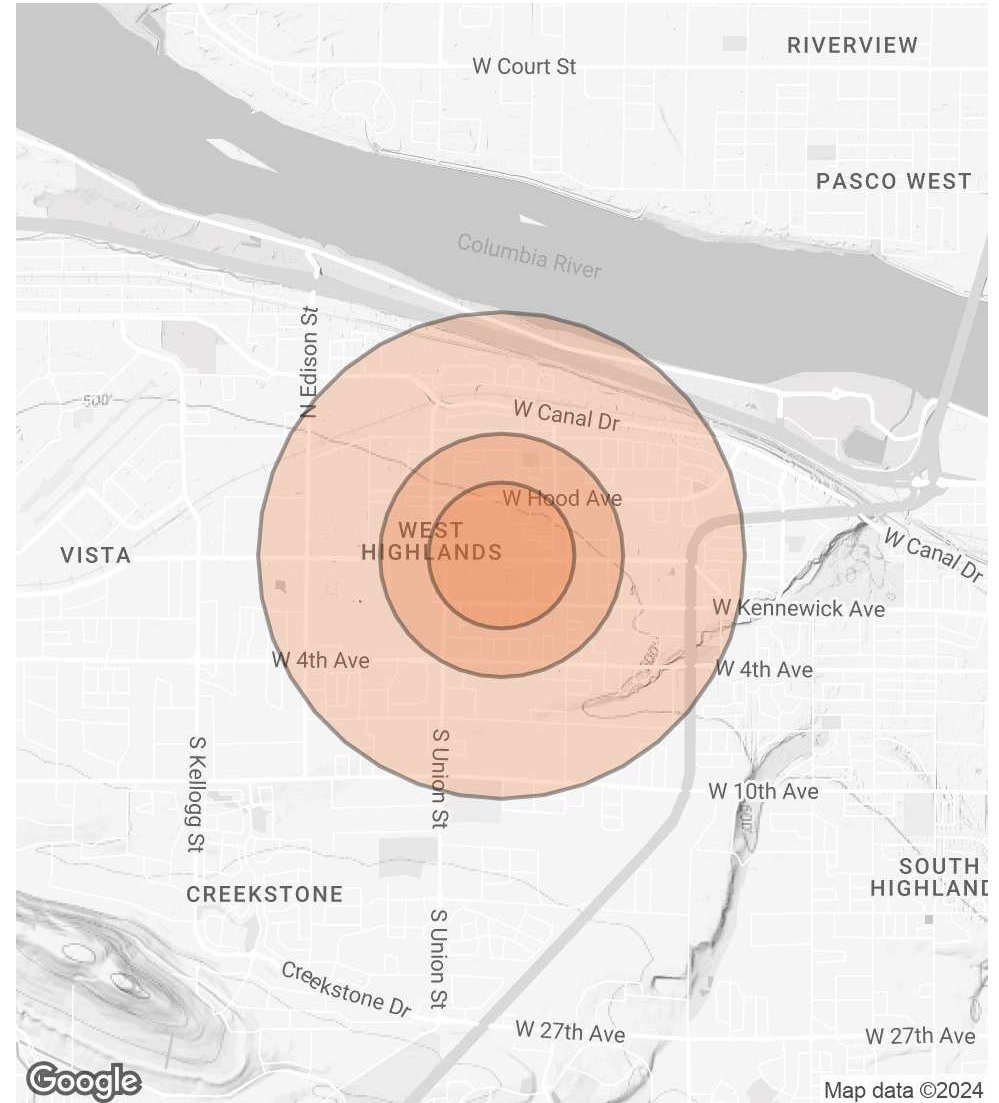
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,138	5,032	16,848
AVERAGE AGE	34	35	35
AVERAGE AGE (MALE)	34	34	35
AVERAGE AGE (FEMALE)	35	35	36

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	475	2,004	6,543
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$64,547	\$74,646	\$72,328
AVERAGE HOUSE VALUE	\$287,993	\$322,172	\$317,782

Demographics data derived from AlphaMap



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