

FOR SALE

16224 E Sprague Ave

16224 E SPRAGUE AVE

Veradale, WA 99037

PRESENTED BY:

GUY D. BYRD

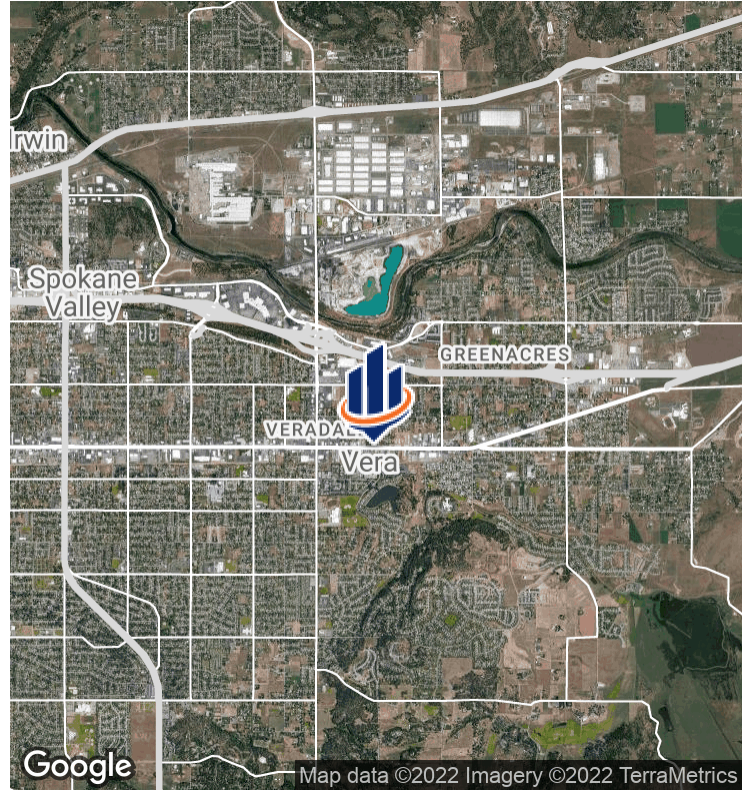
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WA #17968



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE: \$425,000
or
\$25/SF

LOT SIZE: 16,976 SF
0.39 Acres

ZONING: Corridor Mixed Use (CMU)

APN: 45242.0122

POPULATION W/IN 1 MILE: 8,500

ADT: E Sprague Ave: 17,774
S Conklin Rd: 2,733

PROPERTY OVERVIEW

Primed gravel corner lot at lighted intersection of East Sprague Ave and South Conklin Rd in Spokane Valley For Sale.

*Also available for lease

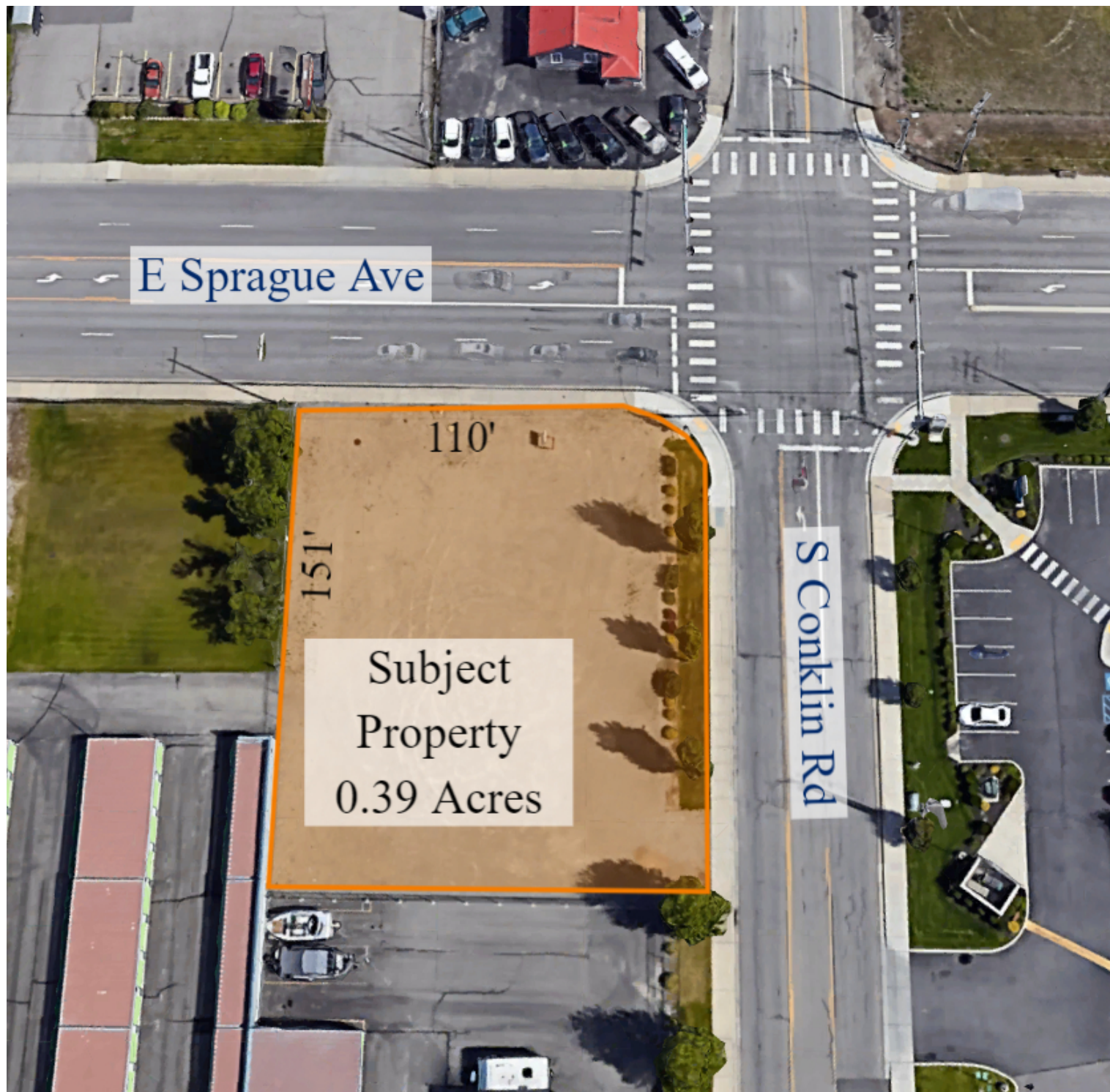
PROPERTY HIGHLIGHTS

- Excellent visibility and exposure on busy arterial
- Fully graveled level lot with landscaping
- 110 Ft frontage on E Sprague, 150 Ft frontage S Conklin Rd
- Road access from E Sprague as well as S Conklin Rd
- Zoning permits: light manufacturing, retail, multifamily, and offices
- Easy access to I-90 via Sullivan
- Perfect for food truck, storage lot, farm stand, small business etc., the property has endless possibilities!

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SUBJECT PROPERTY



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RETAILER MAP



Google

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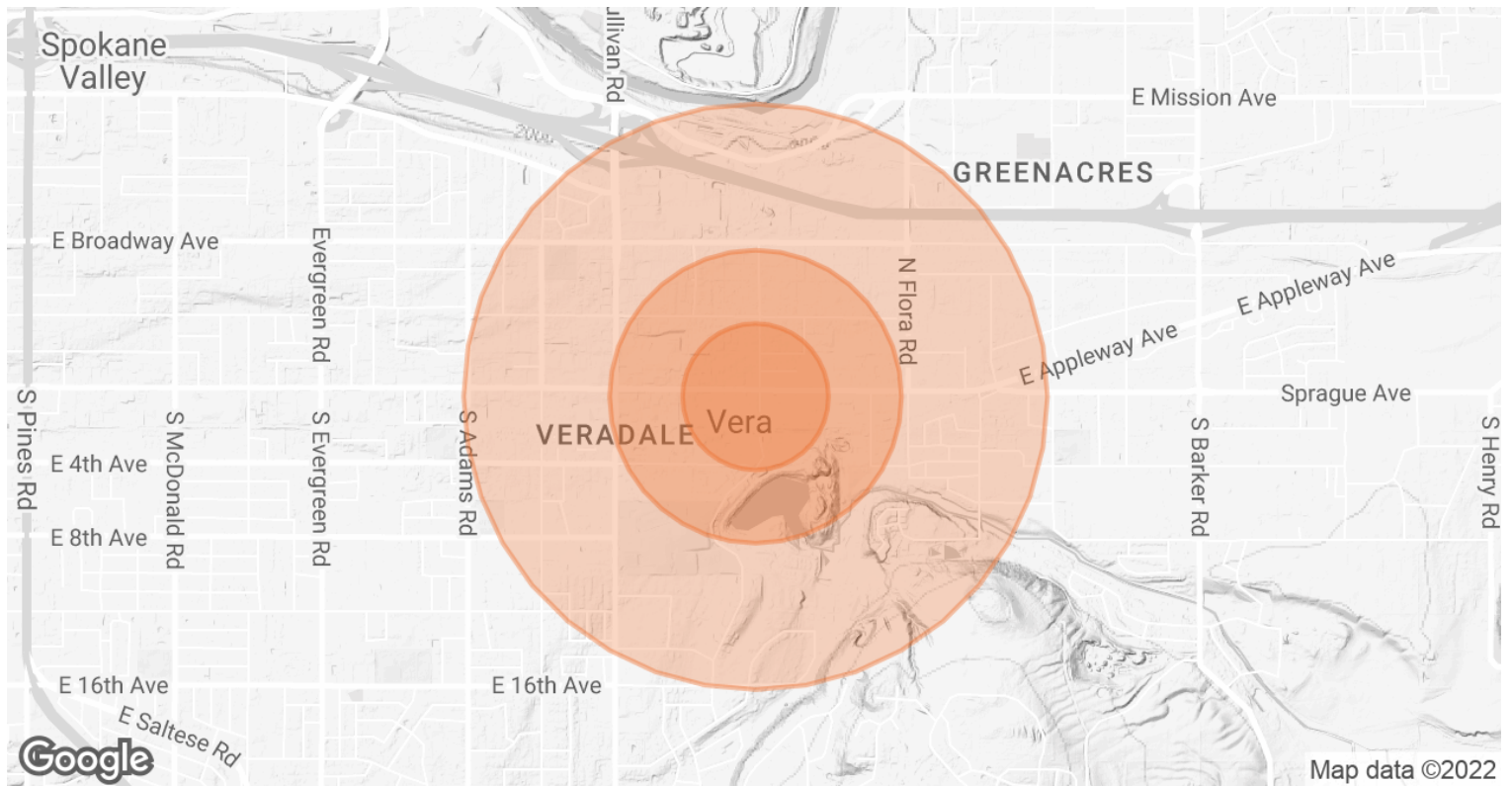
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	899	2,901	8,482
AVERAGE AGE	36.5	38.7	40.7
AVERAGE AGE (MALE)	31.0	33.1	36.2
AVERAGE AGE (FEMALE)	38.2	41.6	43.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	444	1,394	3,817
# OF PERSONS PER HH	2.0	2.1	2.2
AVERAGE HH INCOME	\$52,989	\$56,920	\$63,841
AVERAGE HOUSE VALUE	\$63,548	\$114,463	\$207,561

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO 1



GUY D. BYRD

Designated Broker

guy.byrd@svn.com

Direct: 509.953.5109 | **Cell:** 509.953.5109

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PROFESSIONAL BACKGROUND

Guy is the founder, owner and Managing Director of SVN Cornerstone in Spokane. A native of Montana, Guy grew up in Western Washington and graduated from Montana State University. His 36 years in the Commercial Real Estate and industry has concentrated on the Northwest region of the United States with a primary area of focus in the retail and industrial sectors. Guy also specializes in property sales, leasing and development on behalf of his regional and national clients.

Guy continues to be an active CCIM Candidate, member of ICSC, and Greater Spokane Inc., and is a former president and current member of the Spokane Commercial Real Estate Traders Club and serves on the Red Cross Board of Directors for the Northwest Region. He is also involved with the community in support of Public and Parochial Schools on which he has served on numerous boards, panels and fundraising campaigns.

Guy is an active outdoor enthusiast who enjoys his summer lake time and an occasional round of golf. Married to Shawna Byrd since 1987, Guy and Shawna have three children.

EDUCATION

Bachelor of Arts degree in Business Marketing from Montana State University
Designated Broker's Real Estate License in the States of Washington and Idaho

MEMBERSHIPS

ICSC ; CCIM ; Greater Spokane Incorporated (GSI) member
Spokane Commercial Real Estate Traders Club (President 1995)
National Association of Realtors; Washington State Commercial Association of Realtors; Manito Golf and Country Club member

SVN | Cornerstone

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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