



## Commercial Lot Ready for Development

8516 W. Gage Blvd., Kennewick, WA 99336-8120  
MLS #268821

Contact

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kirt@tippetcompany.com



## **SUMMARY**

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Commercial lot ready for development located in the Tri-Cities Central Business & Retail District.

Nearby business types include Costco, Columbia Center Mall, iPlay, Olive Garden, At Home, Wingstop, Ranch & Home.

## **PRICE**

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**\$765,000 (\$15.00/SF)**

1.17 Acres  
50,865 SF

## **ADDRESS**

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8516 W. Gage Blvd., Richland, WA 99352

## **CONTACT**

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Office 509.545.3355  
Mobile 509.521.9183  
[kirt@tippetcompany.com](mailto:kirt@tippetcompany.com)  
2815 St, Andrews Loop, Suite F  
Pasco, WA 99301

## ZONING

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CG – Commercial General

## UTILITIES

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Power, Water & Septic available  
(See Utilities Map below)

## TAX PARCEL

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130993BP5184002

## LINKS

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Municipal

<https://www.go2kennewick.com/>  
<https://www.co.benton.wa.us/>

Economic Development

<https://portofbenton.com/>  
<https://www.tridec.org/>

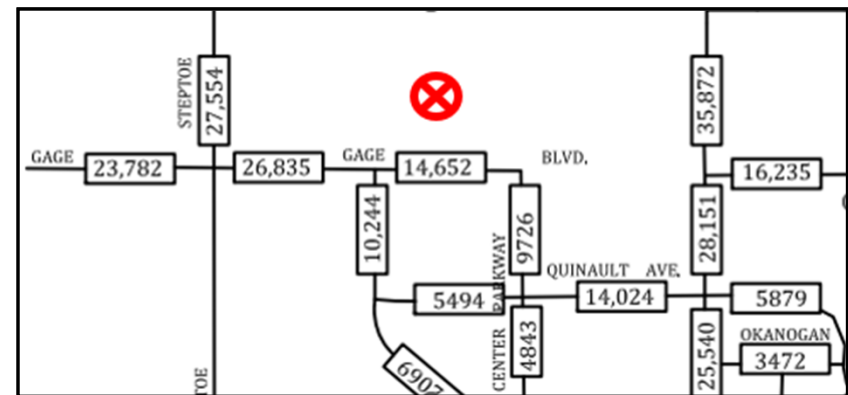
## DEMOGRAPHICS

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Workforce	City	County
Population	85,540	210,209
Population Density	3,096.5	123.6
Percent Male	50.0%	50.0%
Percent Female	50.0%	50.0%
Median Age	36.8	38.8
People per Household	2.7	2.7
Median Household Income	\$62,983	\$72,708
Average Income per Capita	\$28,991	\$34,222

## TRAFFIC COUNTS

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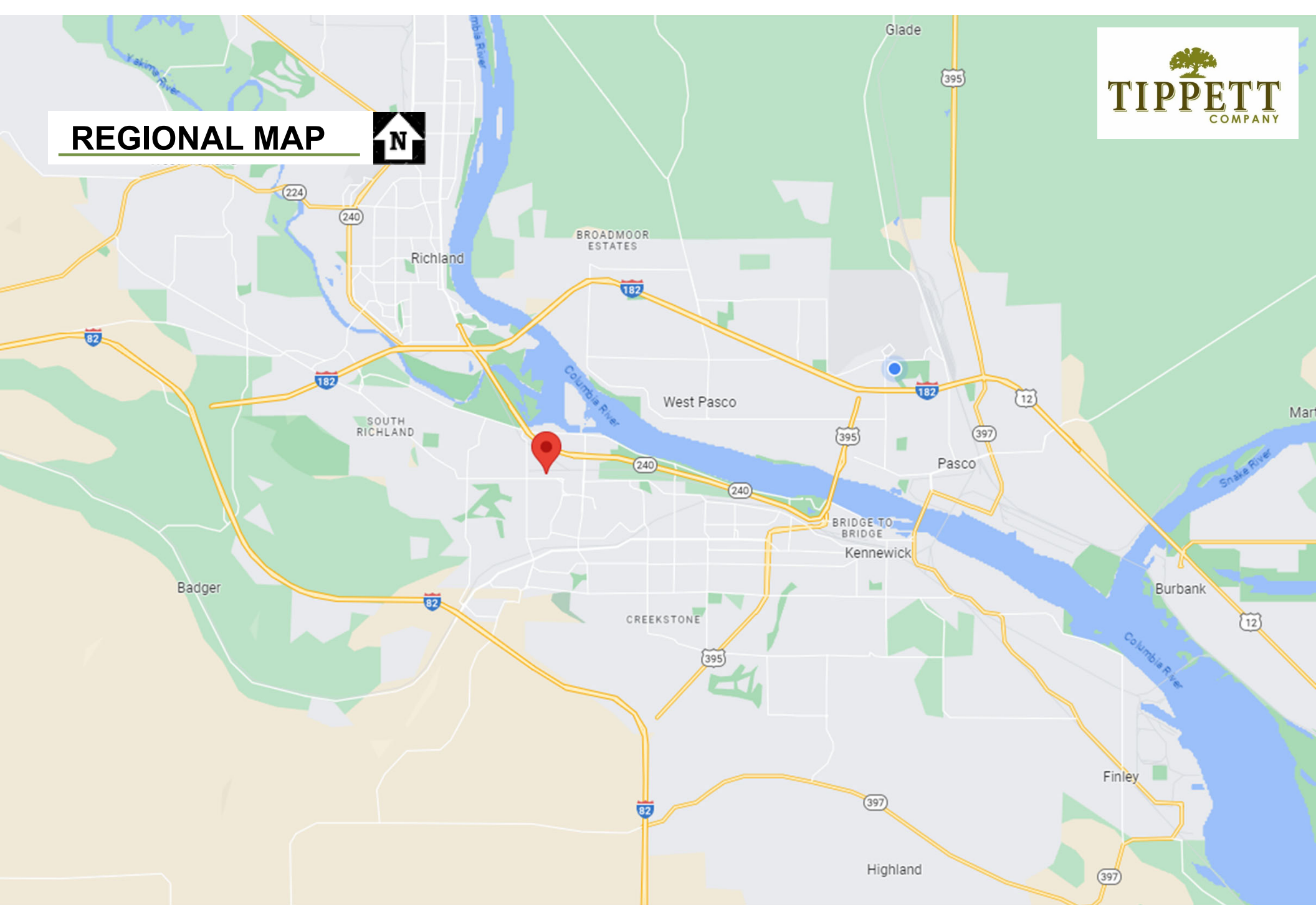


# AREA LOCATION MAP



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# REGIONAL MAP



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# UTILITIES MAP



8516 W GAGE BLVD  
Tax# 1-3099-3BP-5184-002

## Notes

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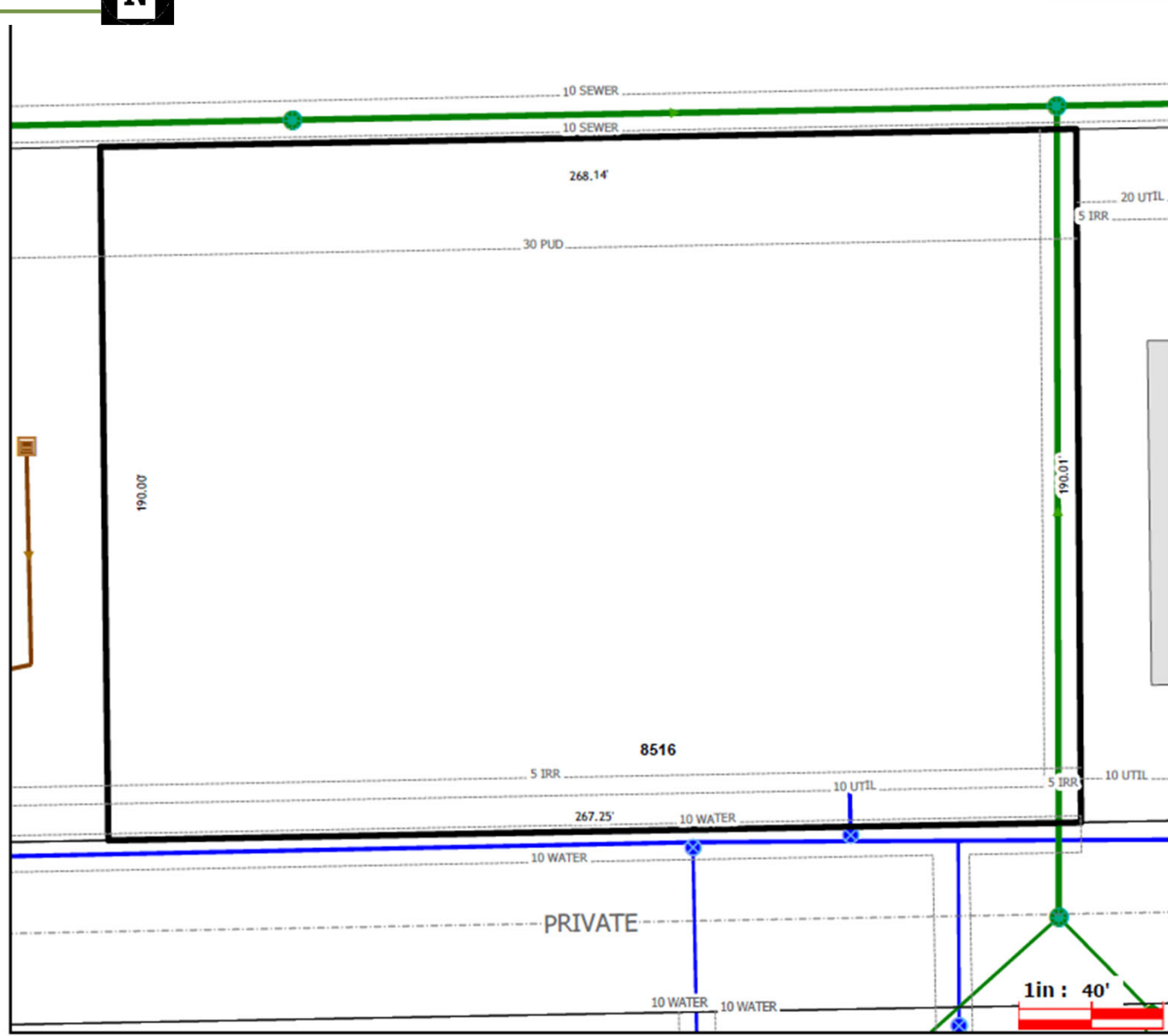
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### LEGEND

-  Parcel Boundary
-  Easement
-  Building Footprint
-  Sewer
-  Storm
-  Water

### Disclaimer

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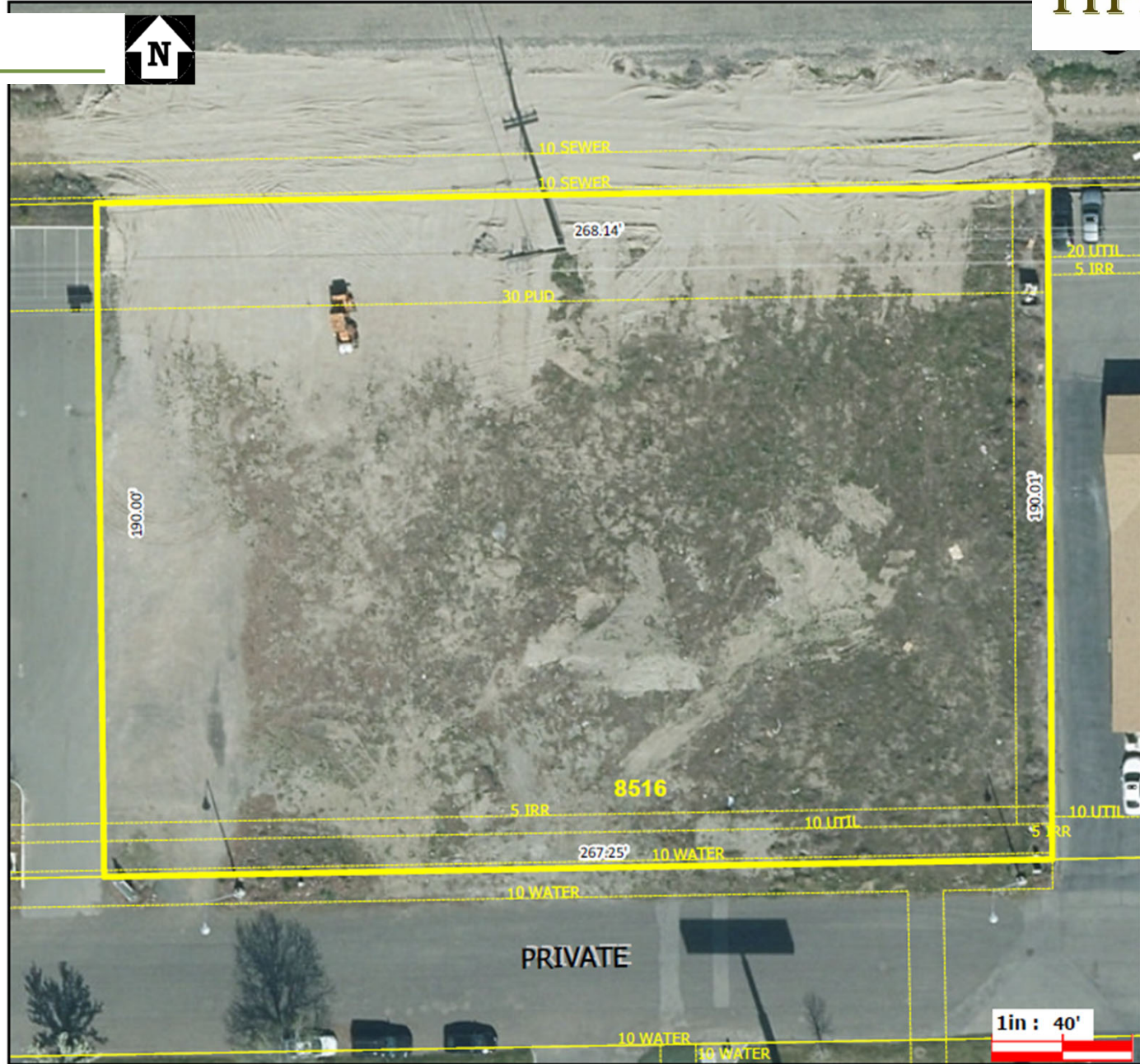


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# SITE PLAN



8516 W GAGE BLVD  
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### LEGEND

	Parcel Boundary
	Easement

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