

FOR SALE OR LEASE

1123 N Grant Pl

1123 N GRANT PL
Kennewick, WA 99336

PRESENTED BY:

SCOTT SAUTELL

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WA #109003



SVN
RETTET & COMPANY

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16 SF/yr (NNN)
SALE PRICE:	\$1,700,000
BUILDING SIZE:	7,400 SF
AVAILABLE SF:	7,400 SF
LOT SIZE:	43,606 SF
YEAR BUILT:	2007
ZONING:	CC

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PROPERTY OVERVIEW

Available For Sale or For Lease. Former Microdental Lab space for lease or for sale. Microdental occupied 3,700 sf on the main level with an additional 1,000 sf of daylight basement storage space. Space currently has some fixtures and equipment that could be negotiated with Microdental to stay in the space. The building was designed to be a three tenant building. There are two ground level daylight basement style spaces that are in a semi vanilla shell totaling 2,700 sf. It could be used as one space as it is currently wide open. The property is in excellent condition and is fully landscaped. Lease price is \$16/sf plus \$5.30 for NNN. Sale price is \$1,700,000

PROPERTY HIGHLIGHTS

- Turn key dental lab space
- Can be converted into office space
- 2,700 sf shell space available
- Shell space has two restrooms and can be subdivided into two spaces

ADDITIONAL PHOTOS



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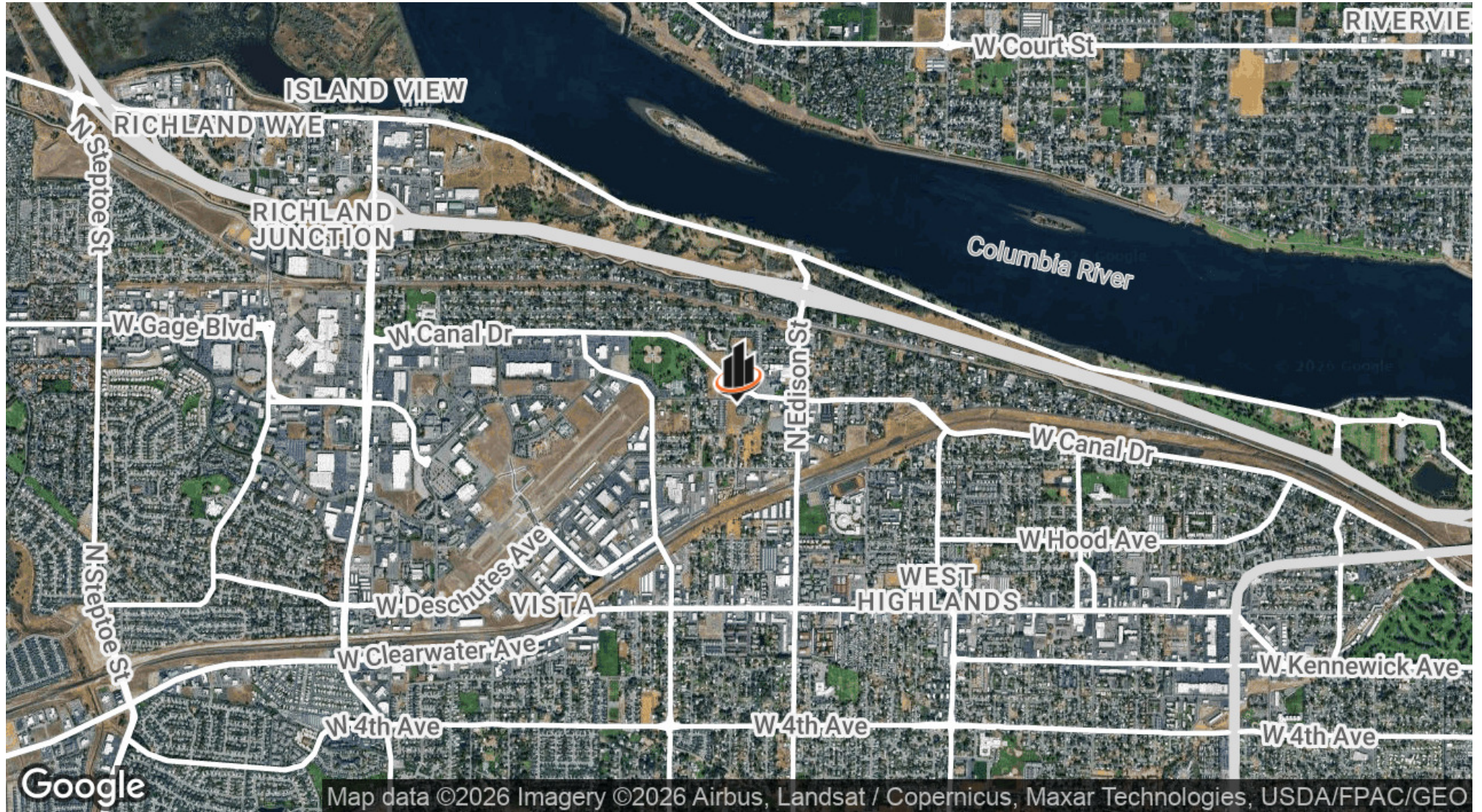


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LOCATION MAP



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SECTION 1
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

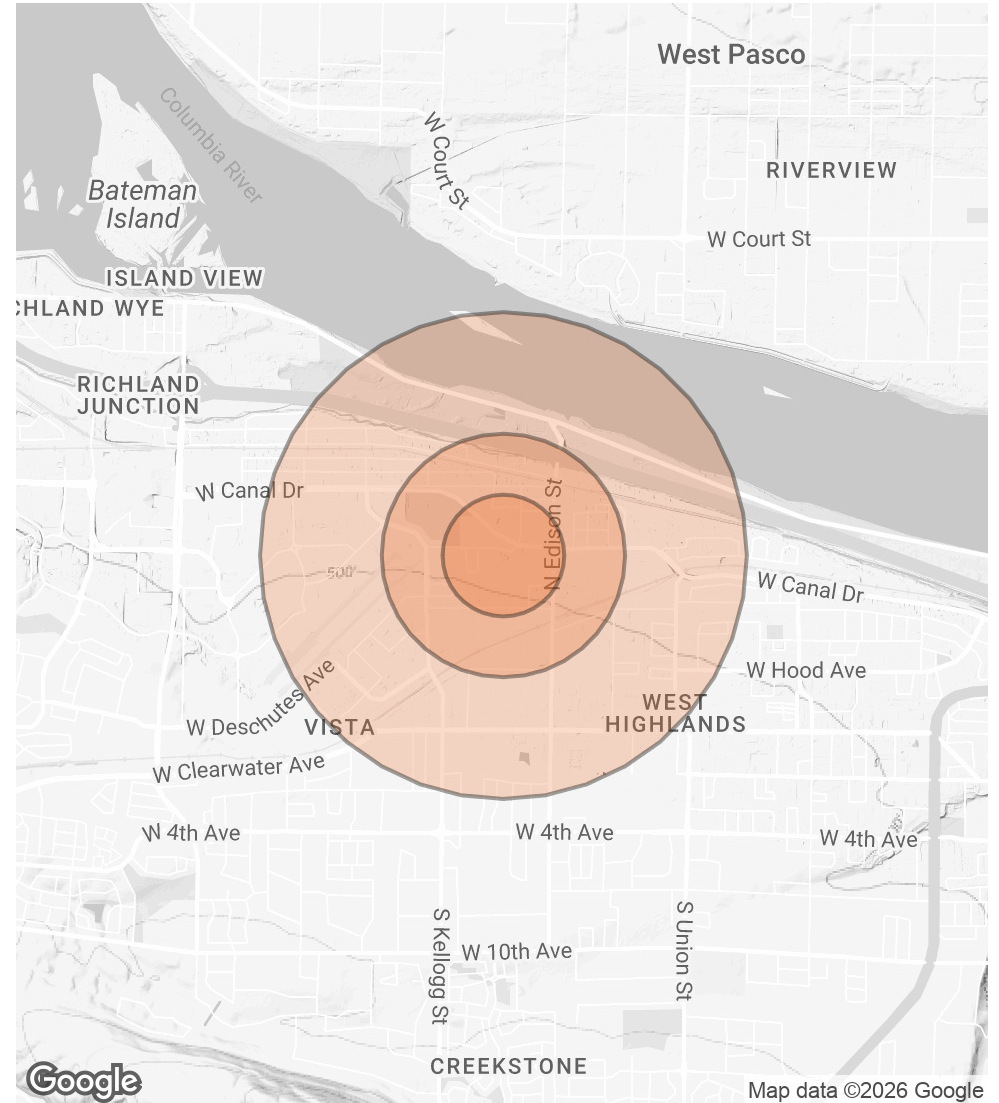
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	207	1,360	9,095
AVERAGE AGE	49.3	39.3	33.7
AVERAGE AGE (MALE)	44.7	38	35
AVERAGE AGE (FEMALE)	51.7	39.4	31.9

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	64	488	3,257
# OF PERSONS PER HH	3.2	2.8	2.8
AVERAGE HH INCOME	\$111,498	\$89,622	\$76,207
AVERAGE HOUSE VALUE	\$362,093	\$339,865	\$318,400

2023 American Community Survey (ACS)



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