

CLARK**PACIFIC**
REAL ESTATE COMPANY**FOR LEASE****Marshall Clark**

(509) 994-7331

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 Fax: (509) 325-4534
 2320 N Atlantic St. Ste 100
 Spokane WA 99205

BUSY LOCATION AT SIGNALIZED CORNER RICHLAND, WA

1301 Jadwin Avenue Suite B, Richland, WA

SPACE INFO		HIGHLIGHTS:
Lease Price	\$2800 / Mo NNN	<ul style="list-style-type: none"> Located on Signaled Corner of Jadwin Ave. & Williams Blvd. New Pole Sign. New exterior, roof, common areas and pavement. Access easement on both adjoining properties
Space Size	1,653 ± SF	
Traffic Count	25,673 ± ADT	
NNN Costs	\$650 / Mo	



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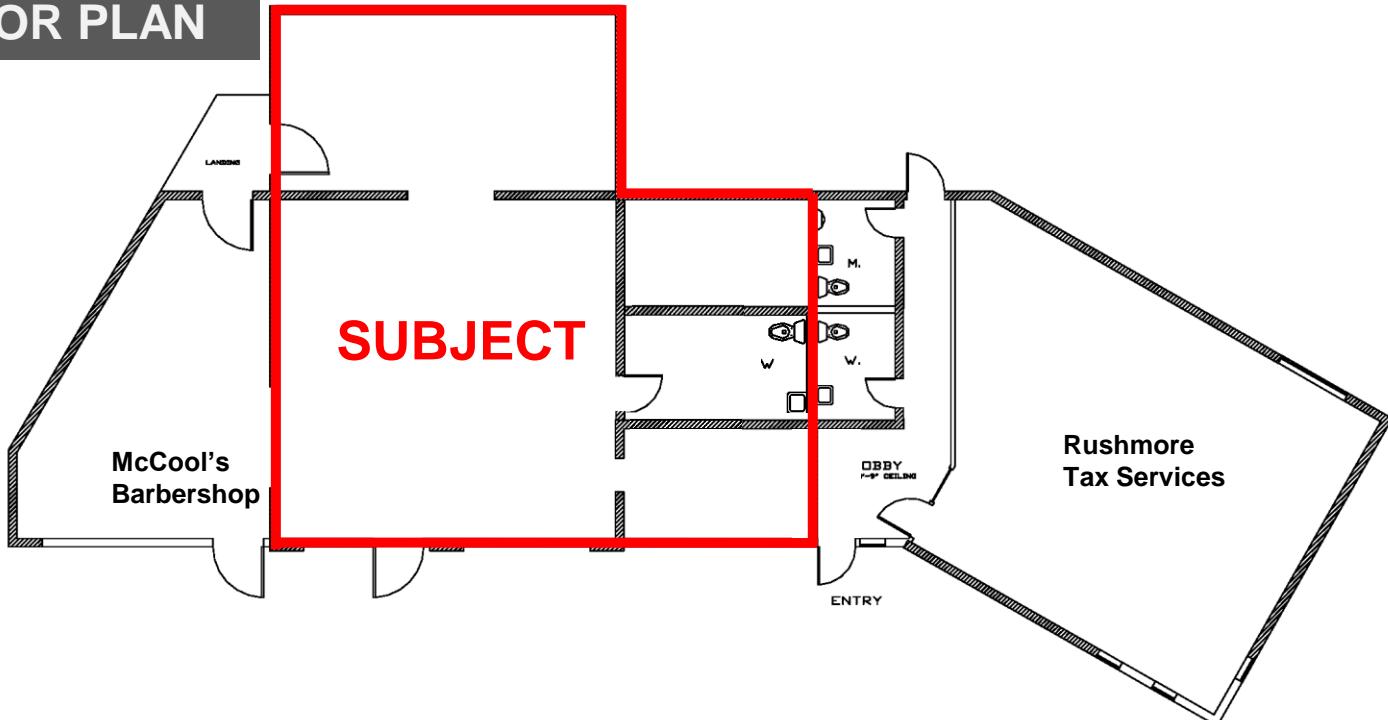
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LOCAL MAP**FLOOR PLAN**

Information is deemed reliable, but not guaranteed. No representation or warranty expressed or implied. Broker not responsible for changes, errors, or omissions. All square footages are for convenience only. All critical measurements shall be done by Lessee or Buyer.

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DEMOGRAPHICS	1 Mile	3 Mile
Population	10,074	39,439
Households	3,995	15,939
Pop. Growth '20 - '25	6.97%	7.78%
Median HH Income	\$53,054	\$64,958
Daytime Employees	13,385	23,902

