

FOR SALE



FOR SALE / BUILD TO SUIT

Mission & Houk, Spokane Valley, WA

Chad Carper | call/text 509.991.2222 or chad.carper@kiemlehagood.com

509.838.6541
601 W. Main Ave, Ste 400
Spokane, WA 99201

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PROPERTY INFORMATION

Parcel ID:
45103.0231
45103.0292

Acreage:
1.68 AC

Prime location near many major medical centers with great exposure to I-90 and Pines Rd.

MEDICAL DISTRICT | SPOKANE VALLEY

Sale Price: \$880,000
Total Lot SF Available: ±73,181 SF

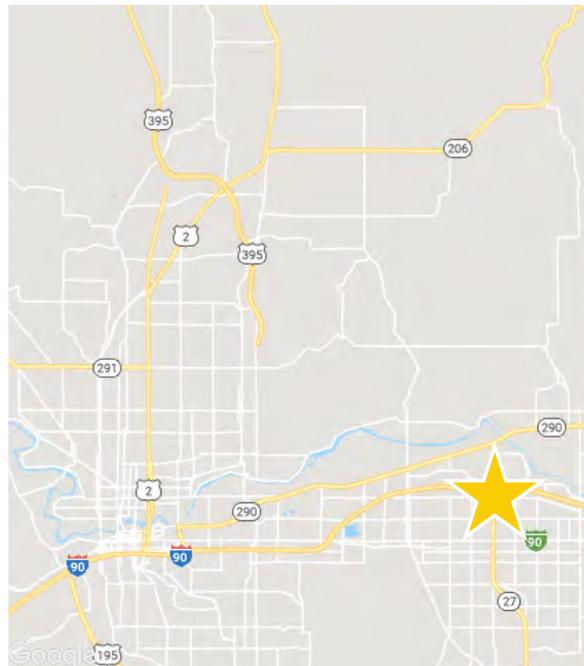
NEARBY SERVICES:

- MultiCare Valley Hospital
- NW Orthopaedic Express
- Spokane Valley Ambulatory Surgery Center
- Spokane Valley Ear, Nose, & Throat
- Brighton Court Assisted Living by Prestige Care, Inc.



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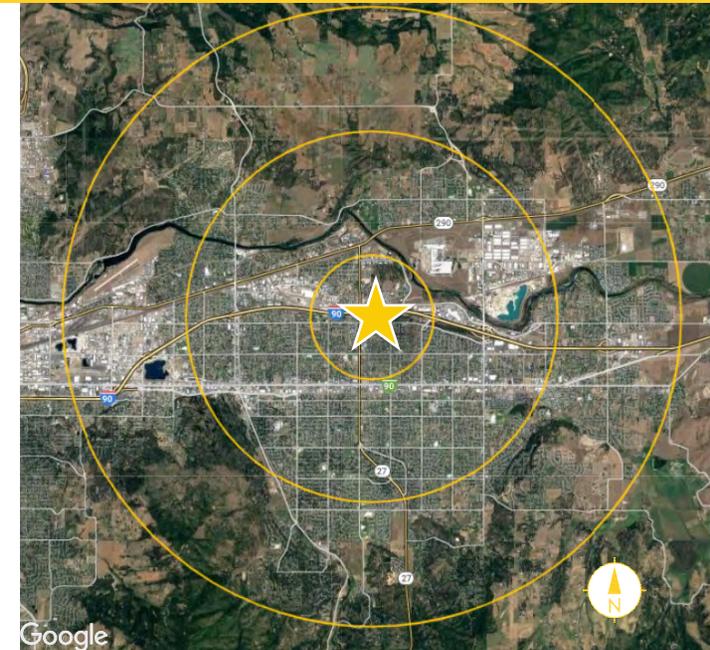
TRAFFIC COUNTS

I-90: 88,106 ADT
Pines: 24,326 ADT

Traffic counts from Sites USA

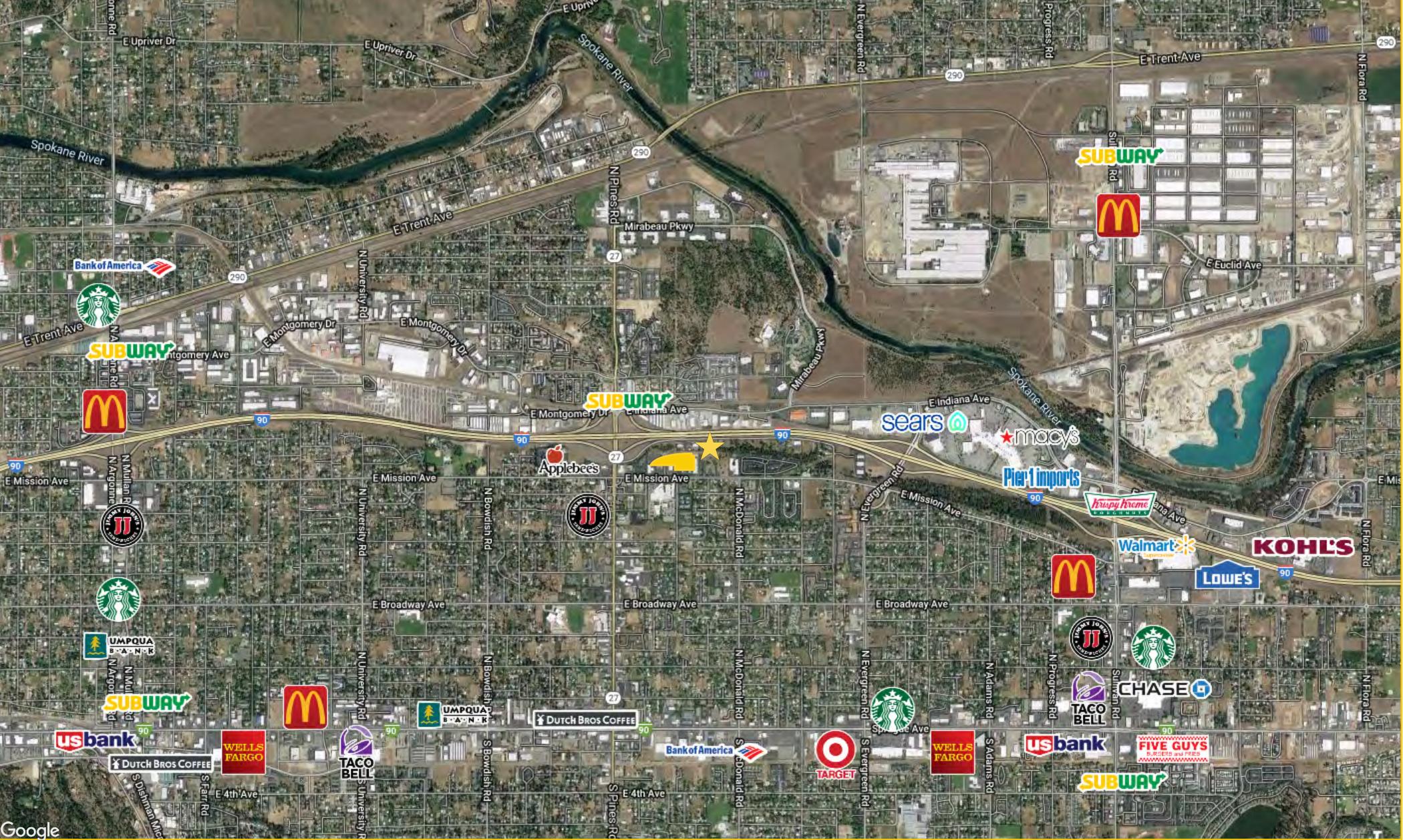
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2019 Est Pop	13,897	71,896	121,813
2010 Census Population	11,744	63,750	106,316
2024 Proj Population	15,192	77,910	131,944
Proj. Annual Growth	1.9%	1.7%	1.7%
2019 Est Average HHI	\$43,423	\$64,573	\$71,845
2019 Est Median HHI	\$36,461	\$54,562	\$62,255



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