



518 W Columbia Dr

±9,429 SF | \$11.50 PSF | MLS 289484

Retail Space For Lease

NAI Tri-Cities



518 W Columbia Dr

Kennewick WA 99336

Property Overview

MLS 289484 - Here is your chance to own and operate your very own car lot in a high-visibility location on bustling Columbia Drive, right next to the car wash. This property offers exceptional functionality and convenience, featuring three 200-amp service panels, a spacious showroom, two private offices, and multiple restrooms to accommodate staff and customers.

In the back, you'll find a well-equipped three-bay shop complete with lifts, ideal for vehicle service, detailing, or mechanical operations. Ample on-site parking and direct Columbia Drive frontage ensure excellent exposure and easy access for clients.

Recent upgrades include a new roof and new AC system, providing peace of mind and reduced overhead.

Property Highlights

- Columbia Drive Frontage
- Perfect for Car Lot
- Attached 3-Bay Shop
- VPD: ±19,671

Offering Summary

Lease Rate:	\$11.50 PSF (Gross)
Building Size:	±10,217 SF
Available SF:	±9,429 SF
Lot Size:	±25,615 SF

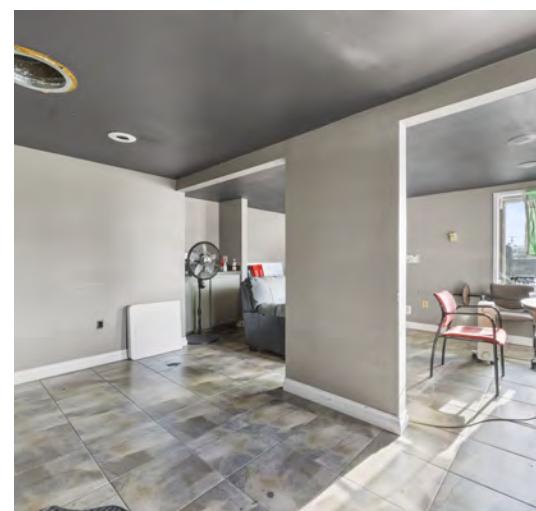
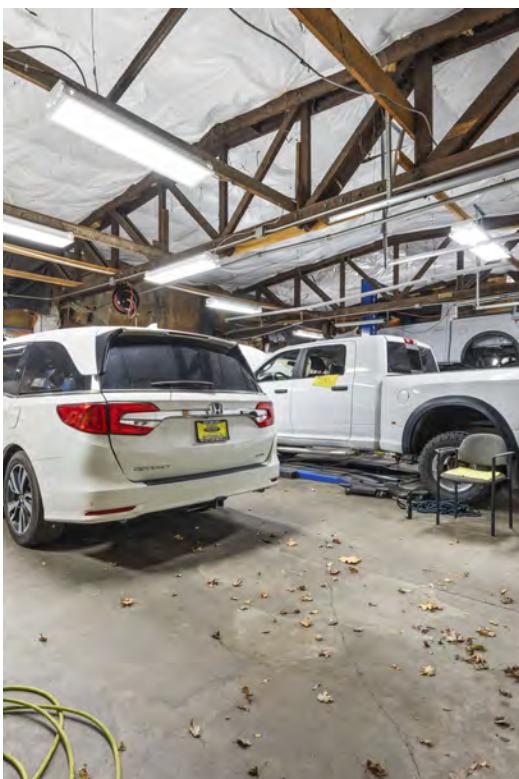
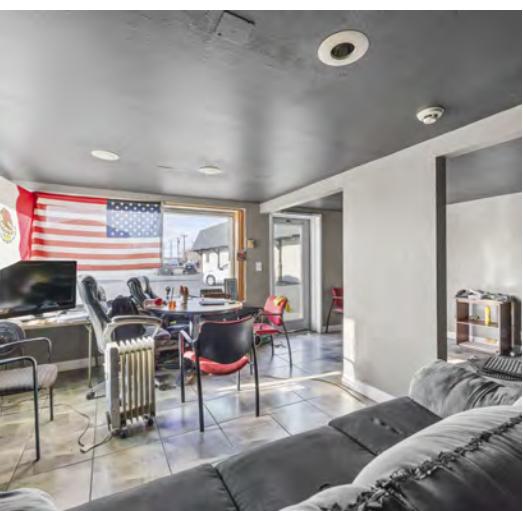
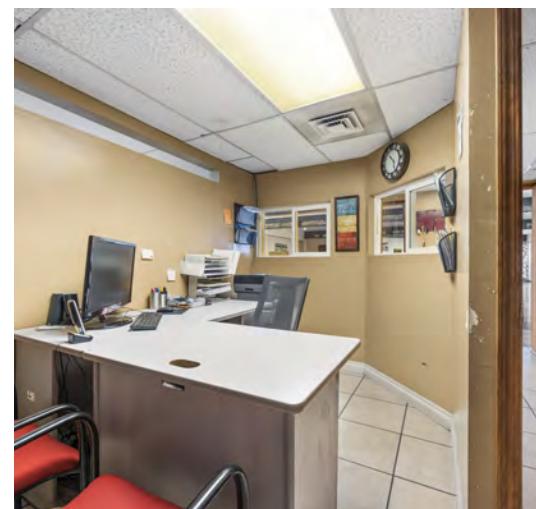
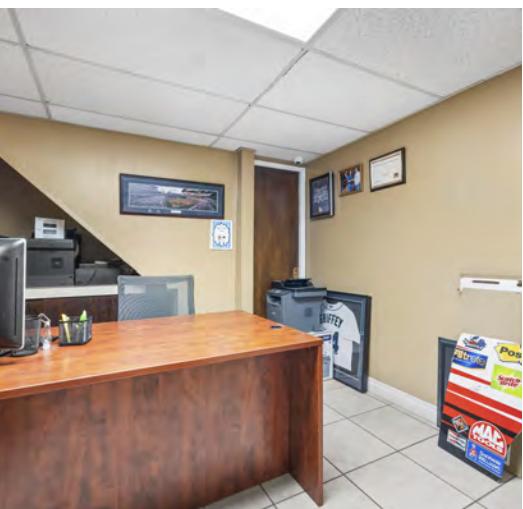
For More Information

Kenny Teasdale

C: 509 491 2205
kenny@naitcc.com

**FLYER | 518 W Columbia Dr Kennewick, WA 99336**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



FLYER | 518 W Columbia Dr Kennewick, WA 99336

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



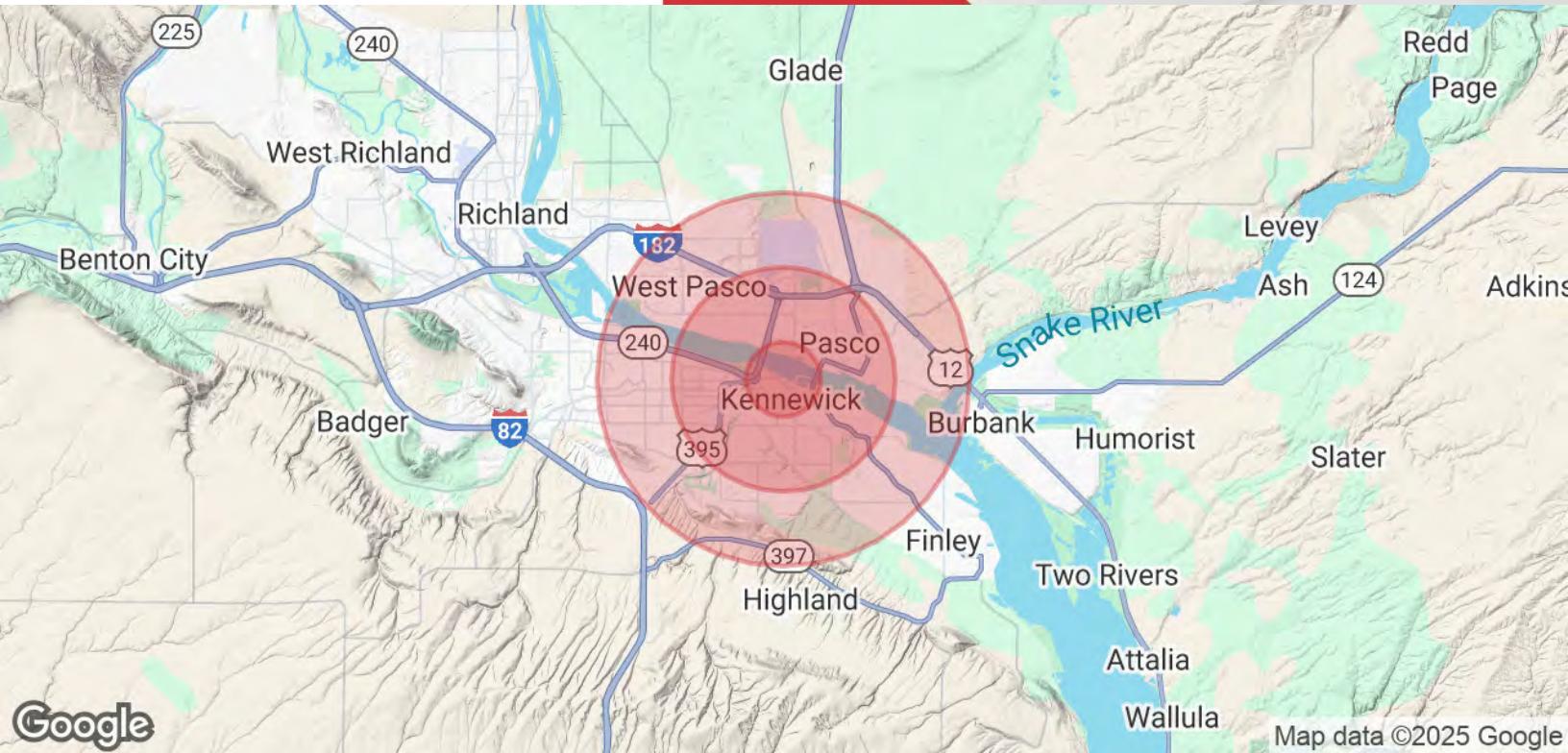
FLYER | 518 W Columbia Dr Kennewick, WA 99336

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



FLYER | 518 W Columbia Dr Kennewick, WA 99336

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Population

	1 Mile	3 Miles	5 Miles
Total Population	6,149	81,821	151,322
Average Age	35	35	36
Average Age (Male)	34	34	35
Average Age (Female)	37	36	37

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,195	27,515	50,893
# of Persons per HH	2.8	3	3
Average HH Income	\$64,668	\$81,713	\$100,913
Average House Value	\$255,998	\$308,784	\$355,423

Demographics data derived from AlphaMap