



**NATri-Cities**

**518 W Columbia Dr**

±9,429 SF | \$11.50 PSF | MLS 289484

Retail Space **For Lease**



# 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

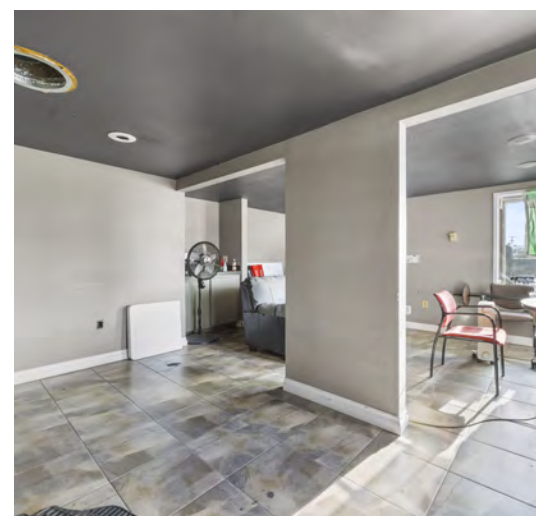
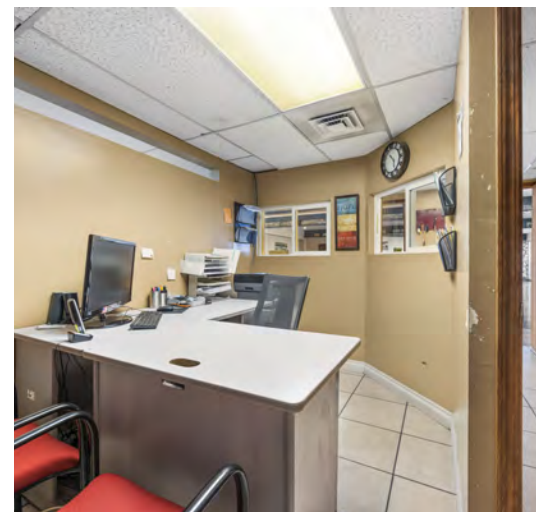
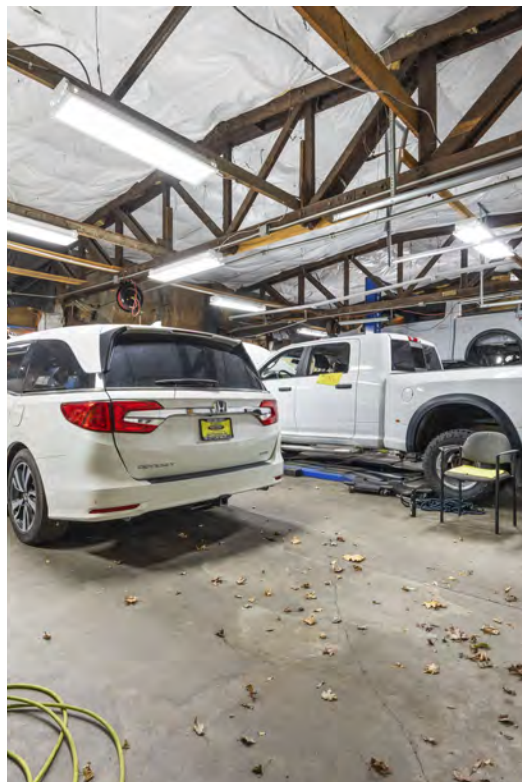
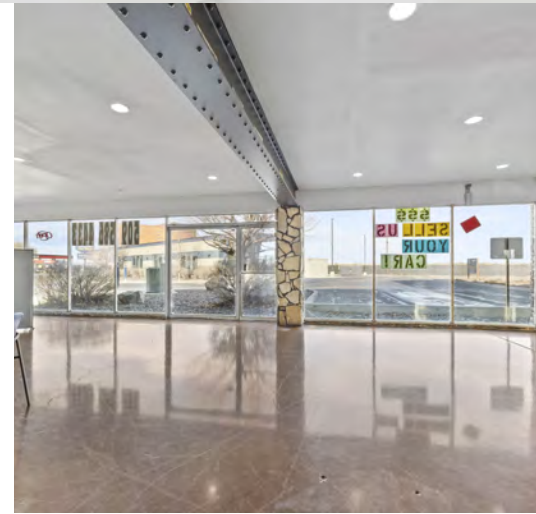
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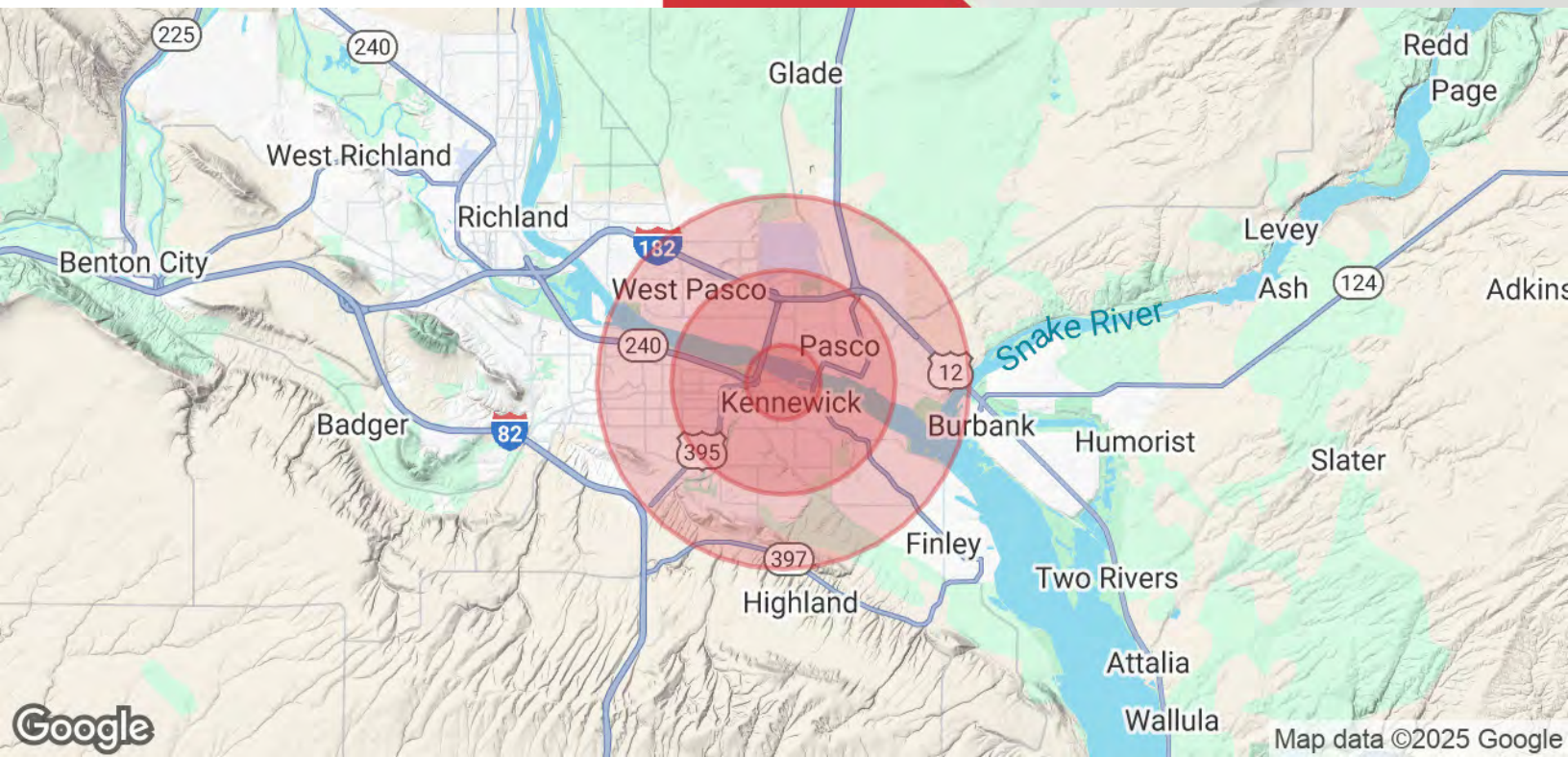




Map data  
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Google







### 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