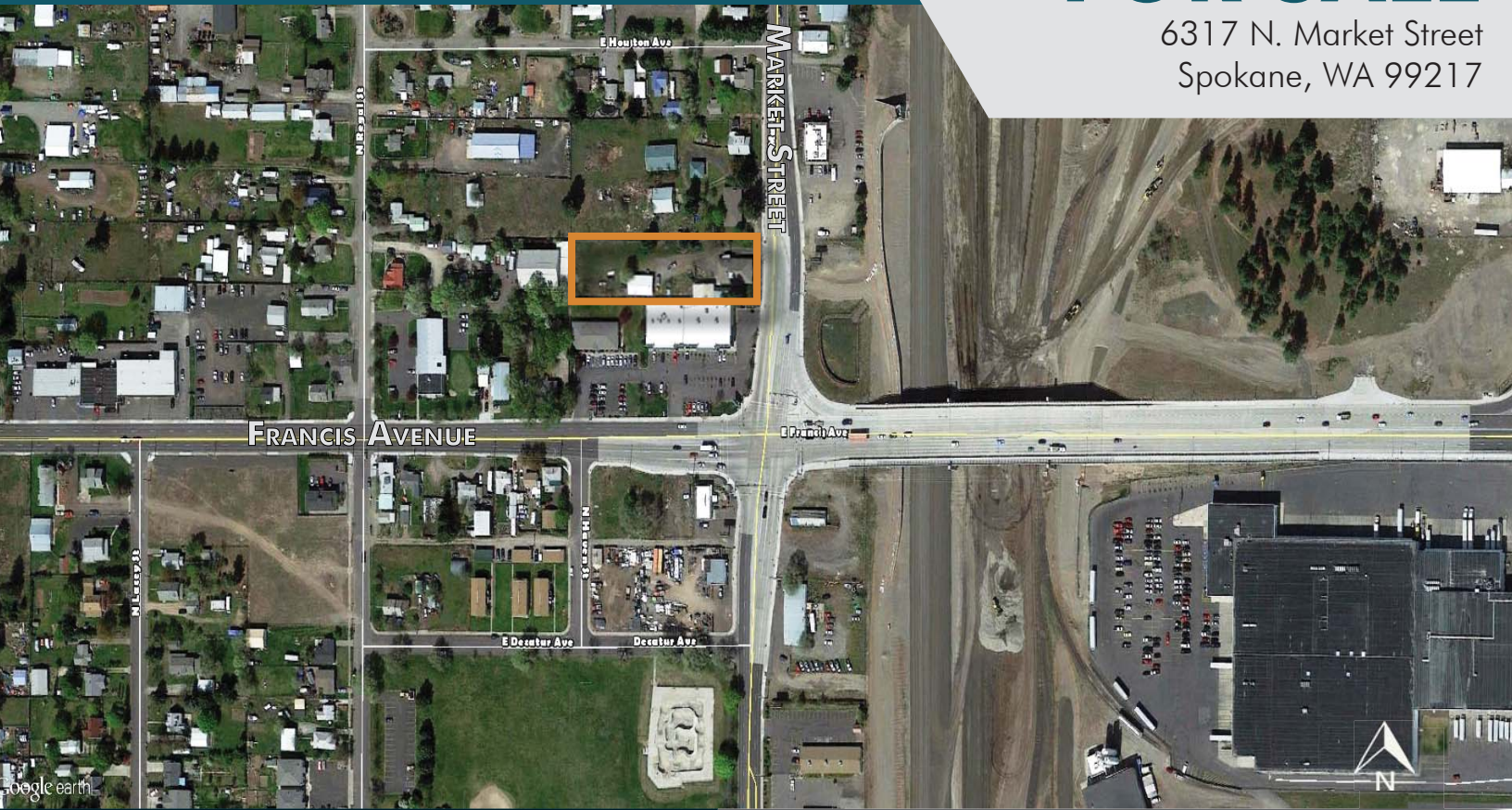


# FOR SALE

6317 N. Market Street  
Spokane, WA 99217



## PROPERTY INFORMATION

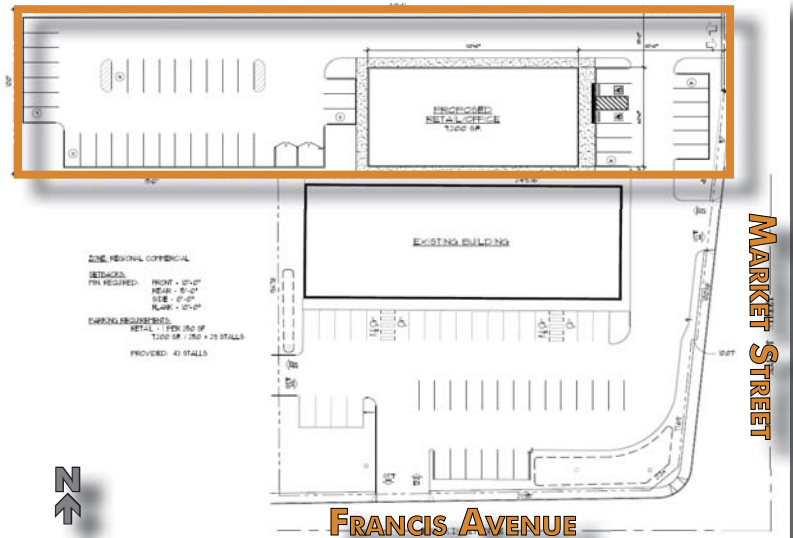
LEASE PRICE: \$5,000/MO/NNN

LAND SIZE: ±40,815 SF

PARCEL No.: 36273.1413

⇒ GROUND LEASE

⇒ BTS AVAILABLE



## CHAD CARPER

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## CHRIS SCHREIBER

208.770.2593 or [chris.schreiber@khco.com](mailto:chris.schreiber@khco.com)

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

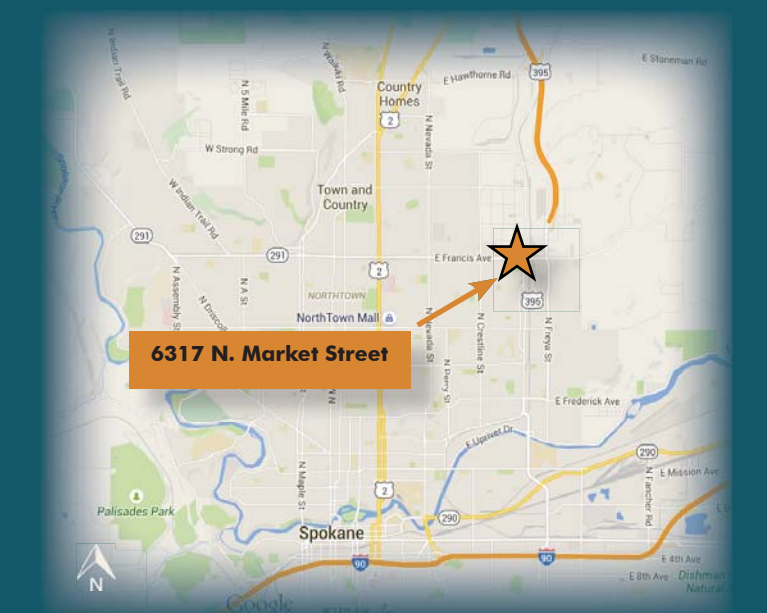
**KIEMLE &  
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509.838.6541

[khco.com](http://khco.com)

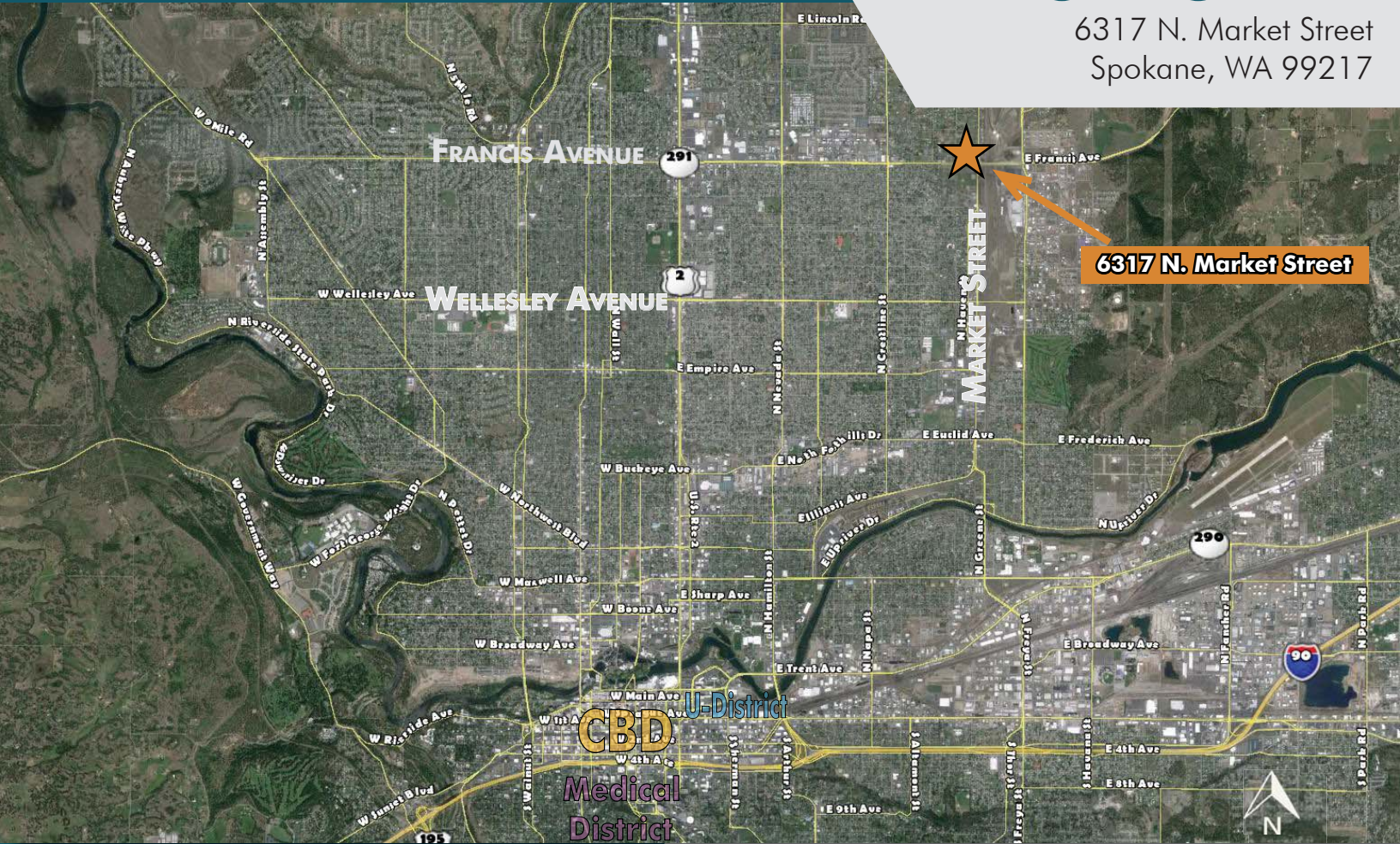


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**6317 N. Market Street**

## TRAFFIC COUNTS

Market N of Francis: ±19,081 ADT  
 Market S of Francis: ±19,000 ADT  
 Francis W of Market: ±17,800 ADT  
 Market E of Market: ±15,600 ADT

Per Google Earth 2012 & City of Spokane 2015

## DEMOGRAPHICS

	1 Mi	3 Mi	5 Mi
2015 Est Pop	7,931	74,603	185,862
2020 Proj Pop	8,396	78,808	196,236
Proj Annual Growth	1.2%	1.1%	1.1%
2015 Med Age	34.2	33.5	34.6
2015 Ave HHI	\$42,354	\$44,082	\$50,821
2015 Med HHI	\$37,430	\$37,671	\$43,180

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