

# FOR SALE OR LEASE



## DEVELOPMENT OPPORTUNITY

W Geiger Boulevard, Parcel 24063.0511  
Spokane, WA 99224

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# OFFERING SUMMARY

LAND AVAILABLE FOR SALE OR LEASE  
W Geiger Boulevard, Parcel 24063.0511 – Spokane, WA 99224

Offering Price: \$10.00 PSF  
Lease Rate: Contact Listing Broker(s)  
Address: W Geiger Boulevard  
City, State, Zip: Spokane, WA. 99224  
Parcels: 24063.0511  
Zoning: Regional Commercial (RC)  
Property Type: Land  
Land SF: ±399,880 SF  
Land Acre(s): ±9.18 Acres

## PROPERTY HIGHLIGHTS

- Available For Lease or Build-to-Suit
- Excellent I-90 Visibility
- Freeway Access via Medical Lake I-90 Exit
- Adjacent to Amazon Fulfillment Center (GEG1)
- Allowable Uses includes:
  - Convenience Store/Gas Station
  - General Retail Sales & Services
  - Hotel/Motel
  - Professional & Medical Office
  - Restaurant
  - Mini-Storage
  - Warehouse
  - Electric Vehicle Infrastructure

## TRAFFIC COUNTS

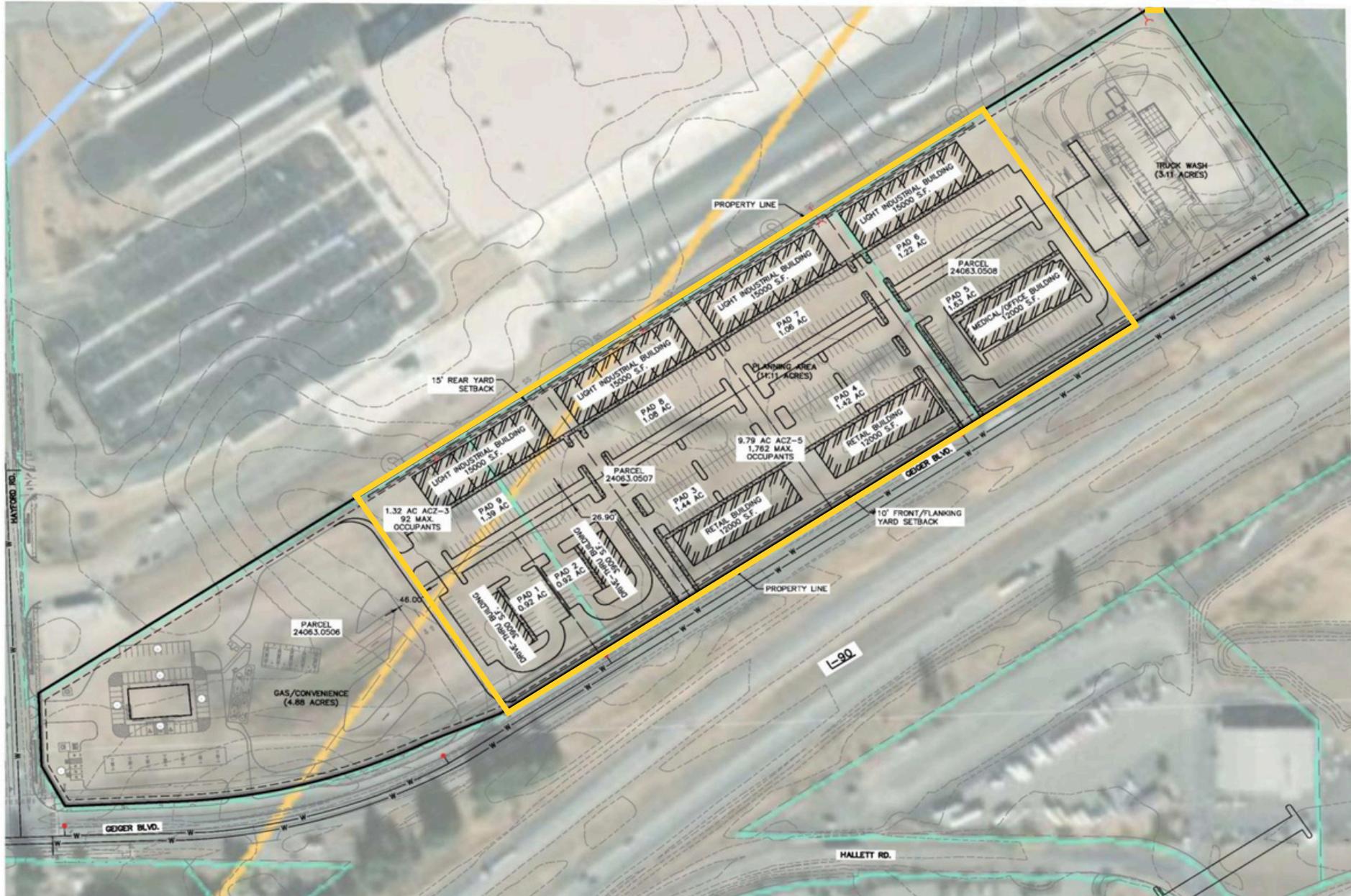


Interstate 90 ±38,613 ADT  
W Geiger Boulevard ±1,138 ADT  
S Hayford Road ±5,515 ADT



# CONCEPTUAL PLAN

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# DEMOGRAPHICS

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## DEMOGRAPHICS

	1 MI	3 MI	5MI
EST POPULATION 2025	2,097	7,381	27,602
PROJ. POPULATION 2030	2,223	7,900	30,128
AVERAGE HHI	\$96,268	\$101,743	\$100,467
MEDIAN HHI	\$78,011	\$82,134	\$73,269
MEDIAN AGE	36.4	37.1	34.6
DAYTIME DEMOS	2,315	8,718	23,609



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