

RETAIL PROPERTY FOR LEASE | MLS 275235

201 N EDISON ST - STE 244, KENNEWICK, WA 99336

NATri-Cities



Todd Sternfeld

Principal / Commercial Broker | 509.539.3998
todd@naitcc.com

Kenny Teasdale

Senior Broker | 509.491.2205
kenny@naitcc.com

89 Gage Blvd

Richland, WA 99352

509.943.5200 | naitri-cities.com

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.

RETAIL PROPERTY FOR LEASE

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Building Name	Marineland Plaza
Property Type	Retail
Property Subtype	Street Retail
Building Size	51,983 SF
Lot Size	2.27 Acres
Year Built	1989
Number of Floors	1

MLS 275235

Situated in one of the larger shopping centers in Kennewick, the listing features $\pm 2,624$ SF of prime retail space. Located on a signalized, hard corner with excellent visibility and exposure to over $\pm 21,000$ VPD on W Clearwater Ave and N Edison St with multiple points of ingress and egress. Plaza offers $\pm 52,000$ SF of retail users, restaurants, jewelry store, salons, office, clothing, etc. Only two locations remain in the center.



- \$15.00 PSF + NNN (\$4.25).
- Located on arterial road (ADT $\pm 21K$).
- Former judo studio ideal for fitness user.
- Wide open space for flexibility.
- Men's restroom w/ two urinals and 1 toilet.
- Women's restroom w/ three toilets.
- Only two vacancies remaining at center.
- Surrounded by major retailers.
- TIA available upon terms and conditions.

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PHOTOS

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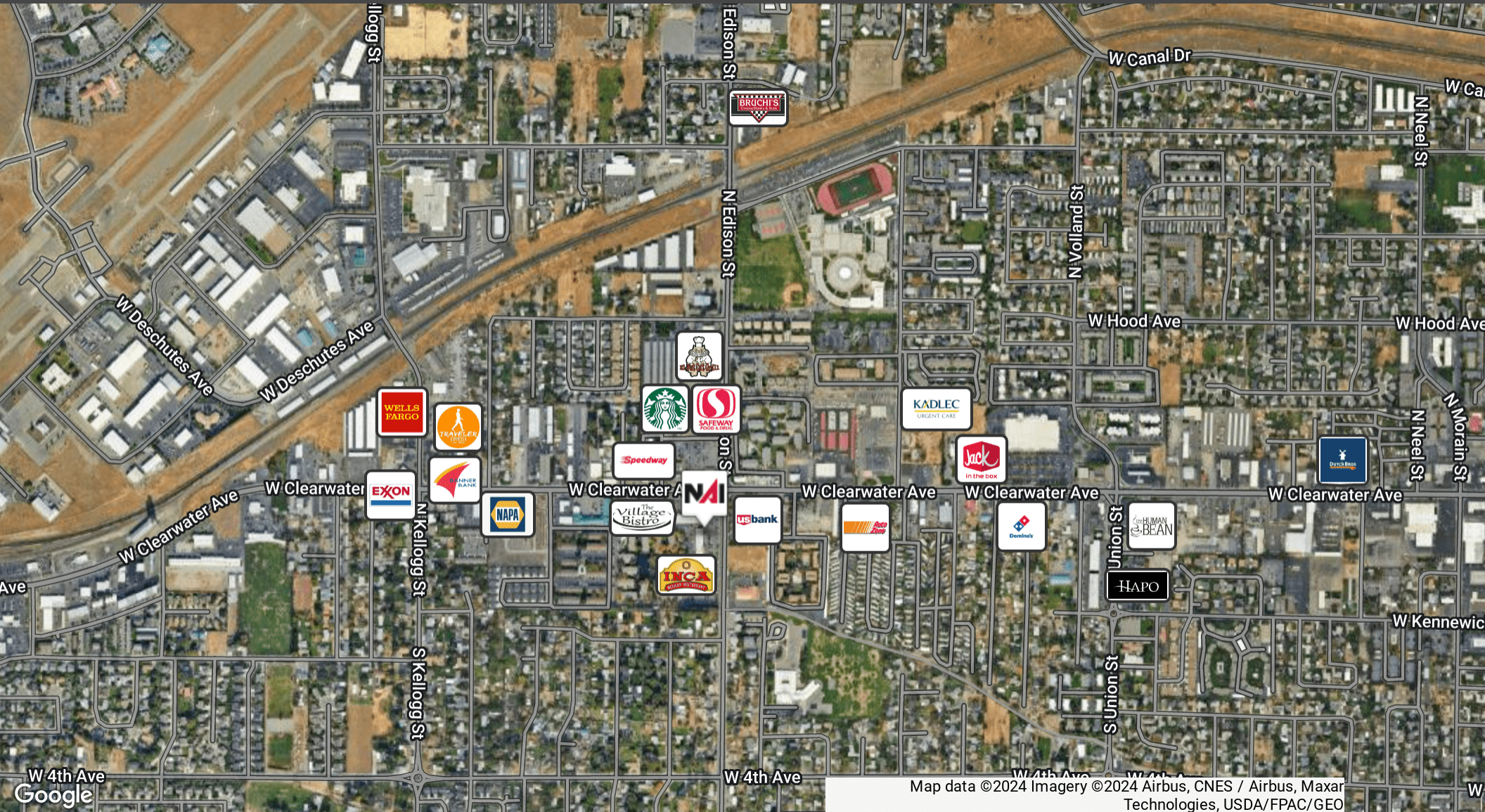
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TRADE AREA MAP

201 N EDISON ST - STE 244, KENNEWICK, WA 99336



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

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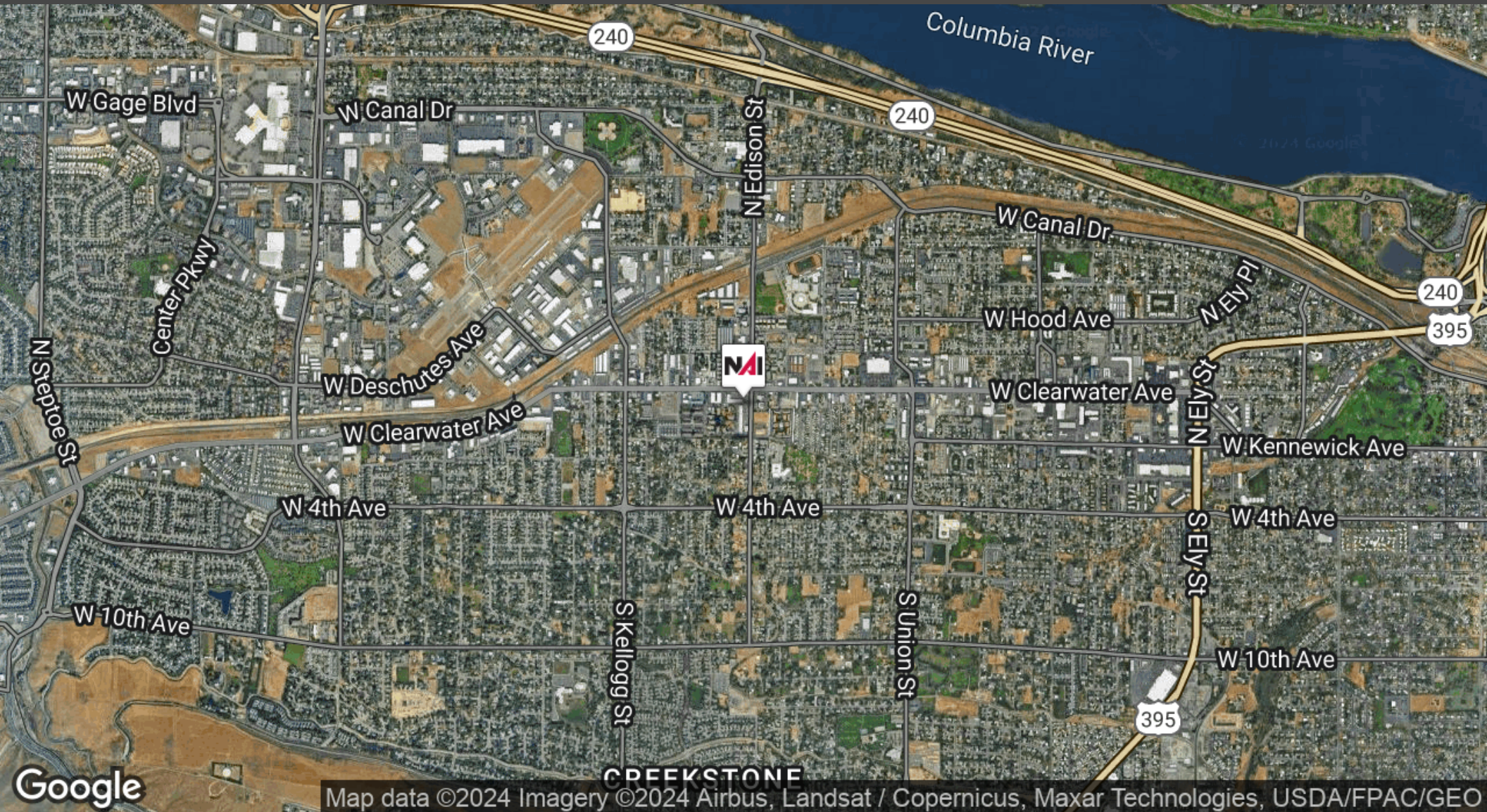
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LOCATION MAP

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Discover the Treasures of the Tri-Cities

Where Nature, Culture and Community Unite!

Source | TriDec.org



TRI-CITIES
WASHINGTON
Kennewick • Pasco
Richland • West Richland

Three Rivers. Four Cities. Unlimited Possibilities.

Right in the heart of the Pacific Northwest, the Tri-Cities is the perfect place to grow your business. Situated at the confluence of the Columbia, Snake, and Yakima Rivers, the Tri-Cities represents the Kennewick,-Pasco-Richland MSA in Benton and Franklin Counties.

When it comes to business, the Tri-Cities offers better locations, faster permitting, and a smarter workforce all in a fist-pumping environment!

300 Restaurants	24 Museums & Art Galleries	6 Performing Arts Theaters
200+ Wineries & Breweries	12 Public Libraries	10 Golf Courses
125 Public Parks	600 Miles of Trails	3 Sports Teams

151,800
Labor Force

146,403
Employment

5,397
Unemployment

3.6%
Unemployment Rate

3.3%
Unemployment Rate WA State

GLOBAL ACCESS

The Tri-Cities has numerous locations to support your business needs, including large sites with up to 500 contiguous acres.

With direct access to interstate highways, BNSF and UP railroads, extensive commercial barge transportation to the Pacific Ocean, and an airport with direct service to 10 major metros across the nation, the Tri-Cities is a gateway to the world.



Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2109/-119.1926

201 N Edison St Kennewick, WA 99336	10 mi radius		1 mi radius		3 mi radius		5 mi radius	
Population								
Estimated Population (2023)	269,399		13,696		74,877		173,428	
Projected Population (2028)	288,089		14,504		79,150		183,913	
Census Population (2020)	260,269		13,336		72,772		167,409	
Census Population (2010)	215,838		12,467		64,493		142,253	
Projected Annual Growth (2023-2028)	18,690	1.4%	808	1.2%	4,273	1.1%	10,485	1.2%
Historical Annual Growth (2020-2023)	9,130	1.2%	360	0.9%	2,105	1.0%	6,019	1.2%
Historical Annual Growth (2010-2020)	44,431	2.1%	869	0.7%	8,279	1.3%	25,157	1.8%
Estimated Population Density (2023)	858	psm	4,362	psm	2,649	psm	2,209	psm
Trade Area Size	314.0	sq mi	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households								
Estimated Households (2023)	96,063		5,326		28,708		61,935	
Projected Households (2028)	105,811		5,780		31,143		67,756	
Census Households (2020)	91,595		5,111		27,522		58,982	
Census Households (2010)	76,582		4,762		24,471		50,265	
Projected Annual Growth (2023-2028)	9,748	2.0%	454	1.7%	2,435	1.7%	5,821	1.9%
Historical Annual Change (2010-2023)	19,481	2.0%	564	0.9%	4,237	1.3%	11,670	1.8%
Average Household Income								
Estimated Average Household Income (2023)	\$115,383		\$85,053		\$104,362		\$108,918	
Projected Average Household Income (2028)	\$111,751		\$83,504		\$102,682		\$106,303	
Census Average Household Income (2010)	\$66,576		\$49,813		\$60,912		\$63,838	
Census Average Household Income (2000)	\$56,696		\$46,130		\$55,249		\$56,775	
Projected Annual Change (2023-2028)	-\$3,632	-0.6%	-\$1,549	-0.4%	-\$1,680	-0.3%	-\$2,615	-0.5%
Historical Annual Change (2000-2023)	\$58,687	4.5%	\$38,923	3.7%	\$49,113	3.9%	\$52,144	4.0%
Median Household Income								
Estimated Median Household Income (2023)	\$91,844		\$67,425		\$81,202		\$86,692	
Projected Median Household Income (2028)	\$94,240		\$69,251		\$82,969		\$88,602	
Census Median Household Income (2010)	\$58,390		\$42,395		\$53,029		\$56,618	
Census Median Household Income (2000)	\$48,329		\$40,587		\$46,482		\$47,988	
Projected Annual Change (2023-2028)	\$2,396	0.5%	\$1,826	0.5%	\$1,767	0.4%	\$1,911	0.4%
Historical Annual Change (2000-2023)	\$43,515	3.9%	\$26,838	2.9%	\$34,719	3.2%	\$38,703	3.5%
Per Capita Income								
Estimated Per Capita Income (2023)	\$41,274		\$33,311		\$40,245		\$39,056	
Projected Per Capita Income (2028)	\$41,167		\$33,500		\$40,622		\$39,313	
Census Per Capita Income (2010)	\$23,622		\$19,014		\$23,110		\$22,556	
Census Per Capita Income (2000)	\$20,392		\$18,664		\$21,130		\$20,313	
Projected Annual Change (2023-2028)	-\$108	-	\$189	0.1%	\$377	0.2%	\$257	0.1%
Historical Annual Change (2000-2023)	\$20,883	4.5%	\$14,647	3.4%	\$19,115	3.9%	\$18,743	4.0%
Estimated Average Household Net Worth (2023)	\$1.06 M		\$699,203		\$971,403		\$1.02 M	

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RFULL9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2109/-119.1926

201 N Edison St Kennewick, WA 99336		10 mi radius		1 mi radius		3 mi radius		5 mi radius	
Race and Ethnicity									
Total Population (2023)		269,399		13,696		74,877		173,428	
White (2023)		176,689	65.6%	8,697	63.5%	50,887	68.0%	109,716	63.3%
Black or African American (2023)		6,894	2.6%	525	3.8%	2,305	3.1%	5,056	2.9%
American Indian or Alaska Native (2023)		2,553	0.9%	144	1.0%	711	0.9%	1,713	1.0%
Asian (2023)		9,144	3.4%	380	2.8%	2,516	3.4%	5,843	3.4%
Hawaiian or Pacific Islander (2023)		708	0.3%	40	0.3%	289	0.4%	542	0.3%
Other Race (2023)		41,031	15.2%	2,377	17.4%	9,733	13.0%	28,993	16.7%
Two or More Races (2023)		32,380	12.0%	1,533	11.2%	8,436	11.3%	21,564	12.4%
Population < 18 (2023)		75,891	28.2%	3,833	28.0%	19,906	26.6%	49,314	28.4%
White Not Hispanic		33,614	44.3%	1,556	40.6%	9,102	45.7%	20,076	40.7%
Black or African American		2,105	2.8%	196	5.1%	769	3.9%	1,576	3.2%
Asian		2,365	3.1%	84	2.2%	673	3.4%	1,513	3.1%
Other Race Not Hispanic		3,664	4.8%	216	5.6%	1,075	5.4%	2,339	4.7%
Hispanic		34,144	45.0%	1,781	46.5%	8,287	41.6%	23,811	48.3%
Not Hispanic or Latino Population (2023)		181,521	67.4%	9,165	66.9%	53,258	71.1%	112,313	64.8%
Not Hispanic White		157,531	86.8%	7,817	85.3%	46,060	86.5%	96,466	85.9%
Not Hispanic Black or African American		6,134	3.4%	475	5.2%	2,098	3.9%	4,546	4.0%
Not Hispanic American Indian or Alaska Native		805	0.4%	55	0.6%	259	0.5%	501	0.4%
Not Hispanic Asian		8,876	4.9%	365	4.0%	2,448	4.6%	5,655	5.0%
Not Hispanic Hawaiian or Pacific Islander		449	0.2%	20	0.2%	183	0.3%	344	0.3%
Not Hispanic Other Race		478	0.3%	25	0.3%	117	0.2%	314	0.3%
Not Hispanic Two or More Races		7,247	4.0%	408	4.4%	2,092	3.9%	4,488	4.0%
Hispanic or Latino Population (2023)		87,878	32.6%	4,531	33.1%	21,619	28.9%	61,115	35.2%
Hispanic White		19,158	21.8%	880	19.4%	4,827	22.3%	13,251	21.7%
Hispanic Black or African American		760	0.9%	49	1.1%	206	1.0%	510	0.8%
Hispanic American Indian or Alaska Native		1,748	2.0%	89	2.0%	452	2.1%	1,213	2.0%
Hispanic Asian		268	0.3%	15	0.3%	67	0.3%	188	0.3%
Hispanic Hawaiian or Pacific Islander		258	0.3%	20	0.4%	106	0.5%	198	0.3%
Hispanic Other Race		40,553	46.1%	2,352	51.9%	9,616	44.5%	28,679	46.9%
Hispanic Two or More Races		25,133	28.6%	1,126	24.8%	6,345	29.3%	17,077	27.9%
Not Hispanic or Latino Population (2020)		174,968	67.2%	8,563	64.2%	51,638	71.0%	107,949	64.5%
Hispanic or Latino Population (2020)		85,301	32.8%	4,773	35.8%	21,134	29.0%	59,460	35.5%
Not Hispanic or Latino Population (2010)		156,154	72.3%	9,137	73.3%	49,581	76.9%	99,224	69.8%
Hispanic or Latino Population (2010)		59,685	27.7%	3,330	26.7%	14,912	23.1%	43,028	30.2%
Not Hispanic or Latino Population (2028)		194,379	67.5%	9,725	67.1%	56,267	71.1%	118,964	64.7%
Hispanic or Latino Population (2028)		93,709	32.5%	4,779	32.9%	22,883	28.9%	64,949	35.3%
Projected Annual Growth (2023-2028)		5,832	1.3%	248	1.1%	1,264	1.2%	3,834	1.3%
Historical Annual Growth (2010-2020)		25,617	4.3%	1,444	4.3%	6,221	4.2%	16,432	3.8%

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2109/-119.1926

201 N Edison St Kennewick, WA 99336		10 mi radius		1 mi radius		3 mi radius		5 mi radius	
Total Age Distribution (2023)									
Total Population		269,399		13,696		74,877		173,428	
Age Under 5 Years	18,997	7.1%	1,146	8.4%	5,343	7.1%	12,707	7.3%	
Age 5 to 9 Years	21,307	7.9%	1,097	8.0%	5,607	7.5%	13,824	8.0%	
Age 10 to 14 Years	22,587	8.4%	1,021	7.5%	5,664	7.6%	14,452	8.3%	
Age 15 to 19 Years	18,640	6.9%	920	6.7%	4,972	6.6%	11,928	6.9%	
Age 20 to 24 Years	17,181	6.4%	1,328	9.7%	5,334	7.1%	11,538	6.7%	
Age 25 to 29 Years	18,827	7.0%	1,340	9.8%	5,763	7.7%	12,449	7.2%	
Age 30 to 34 Years	19,395	7.2%	1,110	8.1%	5,408	7.2%	12,554	7.2%	
Age 35 to 39 Years	19,514	7.2%	917	6.7%	5,146	6.9%	12,566	7.2%	
Age 40 to 44 Years	17,641	6.5%	749	5.5%	4,400	5.9%	10,972	6.3%	
Age 45 to 49 Years	14,819	5.5%	616	4.5%	3,772	5.0%	9,379	5.4%	
Age 50 to 54 Years	14,739	5.5%	642	4.7%	3,866	5.2%	9,316	5.4%	
Age 55 to 59 Years	14,375	5.3%	620	4.5%	3,924	5.2%	8,952	5.2%	
Age 60 to 64 Years	14,443	5.4%	636	4.6%	4,131	5.5%	9,185	5.3%	
Age 65 to 69 Years	12,865	4.8%	530	3.9%	3,684	4.9%	8,187	4.7%	
Age 70 to 74 Years	10,298	3.8%	451	3.3%	3,142	4.2%	6,508	3.8%	
Age 75 to 79 Years	6,488	2.4%	264	1.9%	2,037	2.7%	4,206	2.4%	
Age 80 to 84 Years	4,044	1.5%	173	1.3%	1,423	1.9%	2,593	1.5%	
Age 85 Years or Over	3,238	1.2%	136	1.0%	1,260	1.7%	2,114	1.2%	
Median Age	34.2		29.9		34.5		33.8		
Age 19 Years or Less	81,532	30.3%	4,183	30.5%	21,586	28.8%	52,910	30.5%	
Age 20 to 64 Years	150,933	56.0%	7,958	58.1%	41,744	55.7%	96,910	55.9%	
Age 65 Years or Over	36,933	13.7%	1,554	11.3%	11,547	15.4%	23,608	13.6%	
Female Age Distribution (2023)									
Female Population	133,956	49.7%	6,822	49.8%	37,442	50.0%	86,386	49.8%	
Age Under 5 Years	9,326	7.0%	542	8.0%	2,608	7.0%	6,190	7.2%	
Age 5 to 9 Years	10,576	7.9%	543	8.0%	2,777	7.4%	6,853	7.9%	
Age 10 to 14 Years	11,002	8.2%	508	7.4%	2,732	7.3%	7,106	8.2%	
Age 15 to 19 Years	9,717	7.3%	467	6.8%	2,486	6.6%	6,323	7.3%	
Age 20 to 24 Years	8,304	6.2%	697	10.2%	2,605	7.0%	5,510	6.4%	
Age 25 to 29 Years	9,177	6.9%	649	9.5%	2,815	7.5%	6,080	7.0%	
Age 30 to 34 Years	9,455	7.1%	534	7.8%	2,631	7.0%	6,099	7.1%	
Age 35 to 39 Years	9,375	7.0%	409	6.0%	2,425	6.5%	5,932	6.9%	
Age 40 to 44 Years	8,465	6.3%	362	5.3%	2,151	5.7%	5,240	6.1%	
Age 45 to 49 Years	7,221	5.4%	295	4.3%	1,810	4.8%	4,570	5.3%	
Age 50 to 54 Years	7,167	5.4%	296	4.3%	1,890	5.0%	4,514	5.2%	
Age 55 to 59 Years	7,192	5.4%	326	4.8%	2,025	5.4%	4,562	5.3%	
Age 60 to 64 Years	7,292	5.4%	333	4.9%	2,135	5.7%	4,659	5.4%	
Age 65 to 69 Years	6,577	4.9%	291	4.3%	1,945	5.2%	4,212	4.9%	
Age 70 to 74 Years	5,356	4.0%	244	3.6%	1,678	4.5%	3,441	4.0%	
Age 75 to 79 Years	3,493	2.6%	148	2.2%	1,114	3.0%	2,290	2.7%	
Age 80 to 84 Years	2,218	1.7%	96	1.4%	802	2.1%	1,467	1.7%	
Age 85 Years or Over	2,043	1.5%	83	1.2%	813	2.2%	1,339	1.6%	
Female Median Age	34.5		30.2		35.5		34.2		
Age 19 Years or Less	40,620	30.3%	2,060	30.2%	10,604	28.3%	26,473	30.6%	
Age 20 to 64 Years	73,647	55.0%	3,900	57.2%	20,487	54.7%	47,165	54.6%	
Age 65 Years or Over	19,688	14.7%	862	12.6%	6,351	17.0%	12,749	14.8%	

Complete Profile

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 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2109/-119.1926

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Male Age Distribution (2023)									
Male Population	135,443	50.3%	6,874	50.2%	37,435	50.0%	87,042	50.2%	
Age Under 5 Years	9,671	7.1%	604	8.8%	2,734	7.3%	6,516	7.5%	
Age 5 to 9 Years	10,731	7.9%	554	8.1%	2,830	7.6%	6,971	8.0%	
Age 10 to 14 Years	11,586	8.6%	513	7.5%	2,932	7.8%	7,346	8.4%	
Age 15 to 19 Years	8,924	6.6%	453	6.6%	2,486	6.6%	5,605	6.4%	
Age 20 to 24 Years	8,877	6.6%	631	9.2%	2,729	7.3%	6,029	6.9%	
Age 25 to 29 Years	9,650	7.1%	691	10.1%	2,948	7.9%	6,369	7.3%	
Age 30 to 34 Years	9,940	7.3%	577	8.4%	2,777	7.4%	6,456	7.4%	
Age 35 to 39 Years	10,139	7.5%	508	7.4%	2,721	7.3%	6,633	7.6%	
Age 40 to 44 Years	9,176	6.8%	388	5.6%	2,249	6.0%	5,732	6.6%	
Age 45 to 49 Years	7,598	5.6%	321	4.7%	1,962	5.2%	4,809	5.5%	
Age 50 to 54 Years	7,572	5.6%	346	5.0%	1,976	5.3%	4,801	5.5%	
Age 55 to 59 Years	7,183	5.3%	295	4.3%	1,899	5.1%	4,390	5.0%	
Age 60 to 64 Years	7,151	5.3%	303	4.4%	1,996	5.3%	4,526	5.2%	
Age 65 to 69 Years	6,288	4.6%	239	3.5%	1,739	4.6%	3,975	4.6%	
Age 70 to 74 Years	4,941	3.6%	207	3.0%	1,465	3.9%	3,067	3.5%	
Age 75 to 79 Years	2,995	2.2%	116	1.7%	924	2.5%	1,916	2.2%	
Age 80 to 84 Years	1,826	1.3%	77	1.1%	622	1.7%	1,126	1.3%	
Age 85 Years or Over	1,195	0.9%	53	0.8%	447	1.2%	775	0.9%	
Male Median Age	33.9		29.8		33.7		33.4		
Age 19 Years or Less	40,912	30.2%	2,123	30.9%	10,982	29.3%	26,438	30.4%	
Age 20 to 64 Years	77,286	57.1%	4,058	59.0%	21,256	56.8%	49,745	57.2%	
Age 65 Years or Over	17,245	12.7%	693	10.1%	5,196	13.9%	10,859	12.5%	
Males per 100 Females (2023)									
Overall Comparison	101		101		100		101		
Age Under 5 Years	104	50.9%	111	52.7%	105	51.2%	105	51.3%	
Age 5 to 9 Years	101	50.4%	102	50.5%	102	50.5%	102	50.4%	
Age 10 to 14 Years	105	51.3%	101	50.3%	107	51.8%	103	50.8%	
Age 15 to 19 Years	92	47.9%	97	49.2%	100	50.0%	89	47.0%	
Age 20 to 24 Years	107	51.7%	90	47.5%	105	51.2%	109	52.2%	
Age 25 to 29 Years	105	51.3%	106	51.6%	105	51.2%	105	51.2%	
Age 30 to 34 Years	105	51.3%	108	51.9%	106	51.4%	106	51.4%	
Age 35 to 39 Years	108	52.0%	124	55.4%	112	52.9%	112	52.8%	
Age 40 to 44 Years	108	52.0%	107	51.7%	105	51.1%	109	52.2%	
Age 45 to 49 Years	105	51.3%	109	52.1%	108	52.0%	105	51.3%	
Age 50 to 54 Years	106	51.4%	117	53.9%	105	51.1%	106	51.5%	
Age 55 to 59 Years	100	50.0%	90	47.5%	94	48.4%	96	49.0%	
Age 60 to 64 Years	98	49.5%	91	47.6%	94	48.3%	97	49.3%	
Age 65 to 69 Years	96	48.9%	82	45.2%	89	47.2%	94	48.6%	
Age 70 to 74 Years	92	48.0%	85	45.9%	87	46.6%	89	47.1%	
Age 75 to 79 Years	86	46.2%	78	43.9%	83	45.3%	84	45.6%	
Age 80 to 84 Years	82	45.2%	80	44.4%	78	43.7%	77	43.4%	
Age 85 Years or Over	58	36.9%	64	39.2%	55	35.5%	58	36.7%	
Age 19 Years or Less	101	50.2%	103	50.7%	104	50.9%	100	50.0%	
Age 20 to 39 Years	106	51.5%	105	51.3%	107	51.6%	108	51.9%	
Age 40 to 64 Years	104	50.9%	102	50.6%	101	50.2%	103	50.7%	
Age 65 Years or Over	88	46.7%	80	44.6%	82	45.0%	85	46.0%	

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2109/-119.1926

201 N Edison St Kennewick, WA 99336		10 mi radius		1 mi radius		3 mi radius		5 mi radius	
Household Type (2023)									
Total Households		96,063		5,326		28,708		61,935	
Households with Children		36,790	38.3%	1,727	32.4%	9,352	32.6%	23,459	37.9%
Average Household Size		2.8		2.5		2.6		2.8	
Household Density per Square Mile		306		1,696		1,015		789	
Population Family		233,848	86.8%	10,900	79.6%	62,258	83.1%	149,749	86.3%
Population Non-Family		33,810	12.6%	2,675	19.5%	11,870	15.9%	22,419	12.9%
Population Group Quarters		1,740	0.6%	121	0.9%	750	1.0%	1,260	0.7%
Family Households		69,788	72.6%	3,310	62.2%	19,271	67.1%	44,529	71.9%
Married Couple Households		52,148	74.7%	1,927	58.2%	13,371	69.4%	32,745	73.5%
Other Family Households with Children		17,640	25.3%	1,383	41.8%	5,900	30.6%	11,784	26.5%
Family Households with Children		36,704	52.6%	1,721	52.0%	9,335	48.4%	23,406	52.6%
Married Couple with Children		25,472	69.4%	969	56.3%	6,141	65.8%	16,094	68.8%
Other Family Households with Children		11,232	30.6%	752	43.7%	3,193	34.2%	7,313	31.2%
Family Households No Children		33,084	47.4%	1,589	48.0%	9,936	51.6%	21,123	47.4%
Married Couple No Children		26,676	80.6%	958	60.3%	7,229	72.8%	16,651	78.8%
Other Family Households No Children		6,408	19.4%	631	39.7%	2,707	27.2%	4,471	21.2%
Non-Family Households		26,275	27.4%	2,016	37.8%	9,437	32.9%	17,406	28.1%
Non-Family Households with Children		86	0.3%	6	0.3%	17	0.2%	52	0.3%
Non-Family Households No Children		26,190	99.7%	2,010	99.7%	9,420	99.8%	17,354	99.7%
Average Family Household Size		3.4		3.3		3.2		3.4	
Average Family Income		\$129,217		\$94,592		\$123,241		\$124,177	
Median Family Income		\$109,355		\$80,957		\$102,519		\$106,256	
Average Non-Family Household Size		1.3		1.3		1.3		1.3	
Marital Status (2023)									
Population Age 15 Years or Over		206,507		10,433		58,263		132,446	
Never Married		70,458	34.1%	4,213	40.4%	19,512	33.5%	45,303	34.2%
Currently Married		97,107	47.0%	3,613	34.6%	26,575	45.6%	61,672	46.6%
Previously Married		38,942	18.9%	2,606	25.0%	12,176	20.9%	25,471	19.2%
Separated		7,070	18.2%	419	16.1%	1,960	16.1%	4,394	17.3%
Widowed		8,643	22.2%	402	15.4%	2,724	22.4%	5,723	22.5%
Divorced		23,229	59.7%	1,785	68.5%	7,492	61.5%	15,355	60.3%
Educational Attainment (2023)									
Adult Population Age 25 Years or Over		170,685		8,185		47,957		108,979	
Elementary (Grade Level 0 to 8)		12,516	7.3%	521	6.4%	2,890	6.0%	8,735	8.0%
Some High School (Grade Level 9 to 11)		8,914	5.2%	522	6.4%	2,558	5.3%	6,630	6.1%
High School Graduate		39,429	23.1%	2,633	32.2%	12,385	25.8%	26,044	23.9%
Some College		38,575	22.6%	2,230	27.2%	11,562	24.1%	24,090	22.1%
Associate Degree Only		17,689	10.4%	688	8.4%	4,891	10.2%	11,461	10.5%
Bachelor Degree Only		32,517	19.1%	1,153	14.1%	8,610	18.0%	19,578	18.0%
Graduate Degree		21,045	12.3%	438	5.4%	5,059	10.5%	12,440	11.4%
Any College (Some College or Higher)		109,826	64.3%	4,509	55.1%	30,123	62.8%	67,570	62.0%
College Degree + (Bachelor Degree or Higher)		53,562	31.4%	1,592	19.4%	13,669	28.5%	32,018	29.4%

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2109/-119.1926

201 N Edison St Kennewick, WA 99336		10 mi radius		1 mi radius		3 mi radius		5 mi radius	
Housing									
Total Housing Units (2023)	100,720		5,597		30,364		64,906		
Total Housing Units (2020)	95,360		5,343		28,954		61,427		
Historical Annual Growth (2020-2023)	5,360	1.9%	254	1.6%	1,410	1.6%	3,479	1.9%	
Housing Units Occupied (2023)	96,063	95.4%	5,326	95.2%	28,708	94.5%	61,935	95.4%	
Housing Units Owner-Occupied	66,753	69.5%	2,583	48.5%	17,689	61.6%	41,997	67.8%	
Housing Units Renter-Occupied	29,310	30.5%	2,743	51.5%	11,018	38.4%	19,939	32.2%	
Housing Units Vacant (2023)	4,657	4.6%	271	4.8%	1,656	5.5%	2,970	4.6%	
Household Size (2023)									
Total Households	96,063		5,326		28,708		61,935		
1 Person Households	21,068	21.9%	1,529	28.7%	7,660	26.7%	13,974	22.6%	
2 Person Households	32,876	34.2%	1,752	32.9%	9,925	34.6%	20,988	33.9%	
3 Person Households	15,243	15.9%	844	15.8%	4,336	15.1%	9,721	15.7%	
4 Person Households	13,704	14.3%	652	12.2%	3,663	12.8%	8,794	14.2%	
5 Person Households	7,435	7.7%	315	5.9%	1,773	6.2%	4,754	7.7%	
6 Person Households	3,520	3.7%	139	2.6%	846	2.9%	2,268	3.7%	
7 or More Person Households	2,217	2.3%	95	1.8%	504	1.8%	1,436	2.3%	
Household Income Distribution (2023)									
HH Income \$200,000 or More	13,284	13.8%	430	8.1%	3,587	12.5%	8,134	13.1%	
HH Income \$150,000 to \$199,999	9,634	10.0%	168	3.2%	2,331	8.1%	5,602	9.0%	
HH Income \$125,000 to \$149,999	7,507	7.8%	274	5.1%	2,038	7.1%	4,522	7.3%	
HH Income \$100,000 to \$124,999	10,817	11.3%	382	7.2%	2,667	9.3%	6,660	10.8%	
HH Income \$75,000 to \$99,999	11,862	12.3%	823	15.4%	3,606	12.6%	7,833	12.6%	
HH Income \$50,000 to \$74,999	15,432	16.1%	1,156	21.7%	4,890	17.0%	9,919	16.0%	
HH Income \$35,000 to \$49,999	9,383	9.8%	611	11.5%	3,014	10.5%	6,280	10.1%	
HH Income \$25,000 to \$34,999	6,385	6.6%	440	8.3%	2,146	7.5%	4,428	7.1%	
HH Income \$15,000 to \$24,999	4,930	5.1%	316	5.9%	1,560	5.4%	3,495	5.6%	
HH Income \$10,000 to \$14,999	2,650	2.8%	226	4.2%	918	3.2%	1,930	3.1%	
HH Income Under \$10,000	4,180	4.4%	500	9.4%	1,951	6.8%	3,131	5.1%	
Household Vehicles (2023)									
Households 0 Vehicles Available	4,369	4.5%	455	8.5%	1,854	6.5%	3,271	5.3%	
Households 1 Vehicle Available	25,780	26.8%	1,985	37.3%	9,278	32.3%	17,914	28.9%	
Households 2 Vehicles Available	35,085	36.5%	1,653	31.0%	10,046	35.0%	22,489	36.3%	
Households 3 or More Vehicles Available	30,829	32.1%	1,234	23.2%	7,530	26.2%	18,261	29.5%	
Total Vehicles Available	204,673		9,625		56,017		127,775		
Average Vehicles per Household	2.1		1.8		2.0		2.1		
Owner-Occupied Household Vehicles	160,126	78.2%	5,942	61.7%	40,872	73.0%	99,227	77.7%	
Average Vehicles per Owner-Occupied Household	2.4		2.3		2.3		2.4		
Renter-Occupied Household Vehicles	44,547	21.8%	3,683	38.3%	15,146	27.0%	28,548	22.3%	
Average Vehicles per Renter-Occupied Household	1.5		1.3		1.4		1.4		
Travel Time (2023)									
Worker Base Age 16 years or Over	116,707		6,390		31,528		73,242		
Travel to Work in 14 Minutes or Less	31,300	26.8%	2,886	45.2%	10,317	32.7%	20,141	27.5%	
Travel to Work in 15 to 29 Minutes	47,186	40.4%	1,936	30.3%	11,795	37.4%	30,642	41.8%	
Travel to Work in 30 to 59 Minutes	20,951	18.0%	955	14.9%	4,770	15.1%	12,613	17.2%	
Travel to Work in 60 Minutes or More	5,350	4.6%	301	4.7%	1,777	5.6%	3,347	4.6%	
Work at Home	11,920	10.2%	312	4.9%	2,869	9.1%	6,499	8.9%	
Average Minutes Travel to Work	18.8		14.9		17.2		18.1		

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2109/-119.1926

201 N Edison St Kennewick, WA 99336	10 mi radius		1 mi radius		3 mi radius		5 mi radius	
Transportation To Work (2023)								
Worker Base Age 16 years or Over	116,707		6,390		31,528		73,242	
Drive to Work Alone	90,152	77.2%	5,120	80.1%	24,806	78.7%	57,751	78.8%
Drive to Work in Carpool	12,061	10.3%	803	12.6%	3,157	10.0%	7,362	10.1%
Travel to Work by Public Transportation	700	0.6%	50	0.8%	210	0.7%	475	0.6%
Drive to Work on Motorcycle	157	0.1%	17	0.3%	41	0.1%	74	0.1%
Bicycle to Work	206	0.2%	6	-	58	0.2%	122	0.2%
Walk to Work	702	0.6%	49	0.8%	173	0.6%	410	0.6%
Other Means	808	0.7%	33	0.5%	213	0.7%	551	0.8%
Work at Home	11,920	10.2%	312	4.9%	2,869	9.1%	6,499	8.9%
Daytime Demographics (2023)								
Total Businesses	8,672		572		3,184		5,725	
Total Employees	81,111		3,921		25,106		46,067	
Company Headquarter Businesses	243	2.8%	23	3.9%	86	2.7%	151	2.6%
Company Headquarter Employees	10,030	12.4%	404	10.3%	2,140	8.5%	4,947	10.7%
Employee Population per Business	9.4 to 1		6.9 to 1		7.9 to 1		8.0 to 1	
Residential Population per Business	31.1 to 1		23.9 to 1		23.5 to 1		30.3 to 1	
Adj. Daytime Demographics Age 16 Years or Over	166,257		7,782		50,661		102,286	
Labor Force								
Labor Population Age 16 Years or Over (2023)	202,035		10,250		57,127		129,575	
Labor Force Total Males (2023)	101,160	50.1%	5,102	49.8%	28,350	49.6%	64,732	50.0%
Male Civilian Employed	63,635	62.9%	3,316	65.0%	17,182	60.6%	40,214	62.1%
Male Civilian Unemployed	4,884	4.8%	194	3.8%	1,204	4.2%	3,026	4.7%
Males in Armed Forces	181	0.2%	-	-	42	0.1%	114	0.2%
Males Not in Labor Force	32,460	32.1%	1,592	31.2%	9,922	35.0%	21,377	33.0%
Labor Force Total Females (2023)	100,875	49.9%	5,148	50.2%	28,777	50.4%	64,844	50.0%
Female Civilian Employed	53,073	52.6%	3,074	59.7%	14,347	49.9%	33,029	50.9%
Female Civilian Unemployed	3,691	3.7%	326	6.3%	808	2.8%	2,380	3.7%
Females in Armed Forces	-	-	-	-	-	-	-	-
Females Not in Labor Force	44,111	43.7%	1,748	34.0%	13,621	47.3%	29,435	45.4%
Unemployment Rate	8,575	4.2%	520	5.1%	2,012	3.5%	5,407	4.2%
Occupation (2023)								
Occupation Population Age 16 Years or Over	116,707		6,390		31,528		73,242	
Occupation Total Males	63,635	54.5%	3,316	51.9%	17,182	54.5%	40,214	54.9%
Occupation Total Females	53,072	45.5%	3,074	48.1%	14,346	45.5%	33,028	45.1%
Management, Business, Financial Operations	15,769	13.5%	672	10.5%	3,932	12.5%	9,783	13.4%
Professional, Related	26,717	22.9%	1,204	18.8%	7,244	23.0%	15,671	21.4%
Service	20,359	17.4%	1,224	19.2%	5,542	17.6%	13,218	18.0%
Sales, Office	21,480	18.4%	1,387	21.7%	6,319	20.0%	13,603	18.6%
Farming, Fishing, Forestry	5,142	4.4%	362	5.7%	1,268	4.0%	3,087	4.2%
Construction, Extraction, Maintenance	9,789	8.4%	560	8.8%	2,736	8.7%	6,607	9.0%
Production, Transport, Material Moving	17,450	15.0%	980	15.3%	4,487	14.2%	11,273	15.4%
White Collar Workers	63,967	54.8%	3,264	51.1%	17,495	55.5%	39,057	53.3%
Blue Collar Workers	52,740	45.2%	3,126	48.9%	14,033	44.5%	34,185	46.7%

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
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Lat/Lon: 46.2109/-119.1926

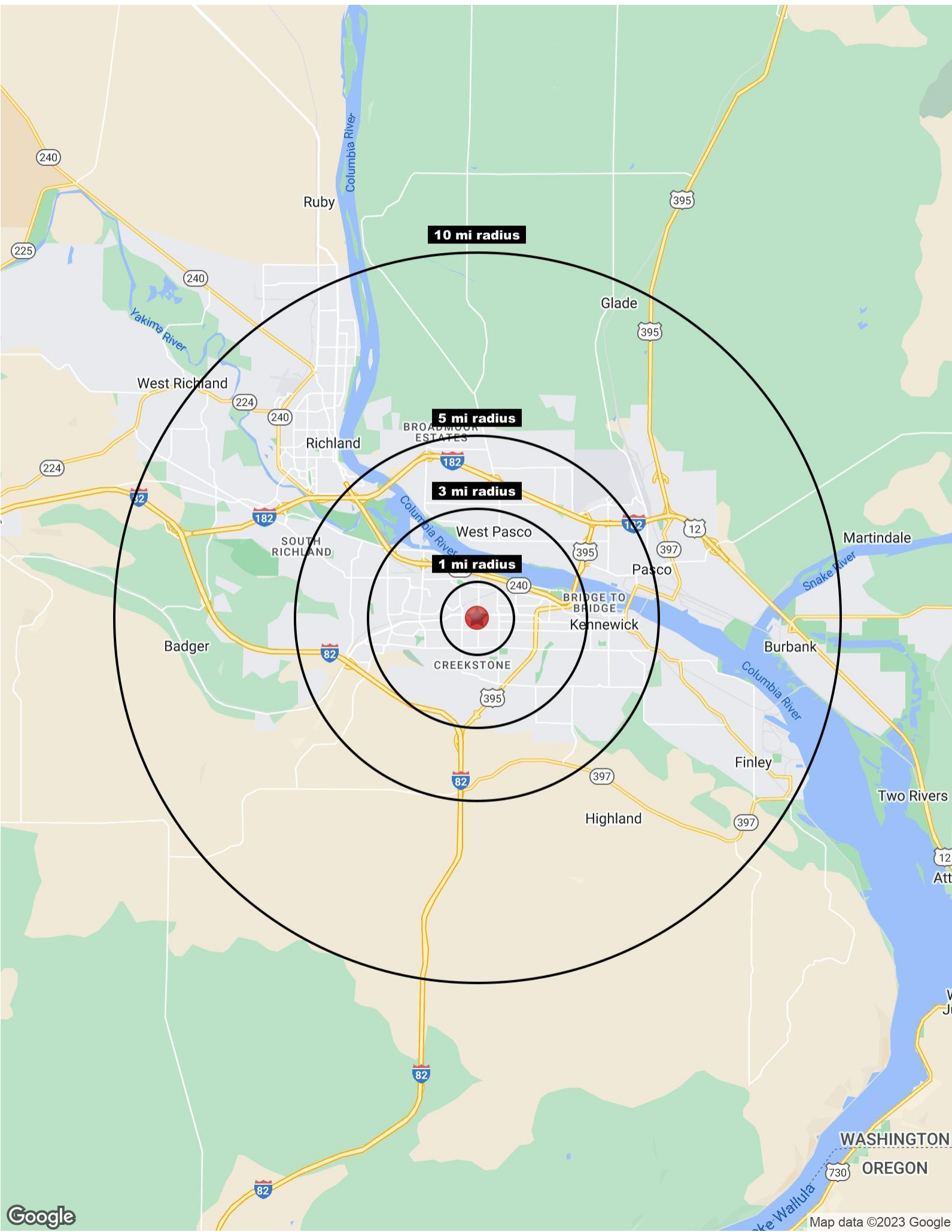
201 N Edison St Kennewick, WA 99336		10 mi radius		1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2023)									
Total Units		96,063		5,326		28,708		61,935	
1 Detached Unit		64,100	66.7%	2,361	44.3%	16,415	57.2%	41,020	66.2%
1 Attached Unit		3,282	3.4%	158	3.0%	715	2.5%	1,852	3.0%
2 Units		2,516	2.6%	358	6.7%	1,217	4.2%	1,631	2.6%
3 to 4 Units		3,556	3.7%	293	5.5%	1,533	5.3%	2,742	4.4%
5 to 9 Units		3,735	3.9%	485	9.1%	1,829	6.4%	2,530	4.1%
10 to 19 Units		3,912	4.1%	671	12.6%	1,947	6.8%	3,028	4.9%
20 to 49 Units		2,655	2.8%	333	6.3%	823	2.9%	1,783	2.9%
50 or More Units		4,570	4.8%	299	5.6%	1,964	6.8%	3,306	5.3%
Mobile Home or Trailer		7,567	7.9%	351	6.6%	2,206	7.7%	3,919	6.3%
Other Structure		170	0.2%	18	0.3%	59	0.2%	125	0.2%
Homes Built By Year (2023)									
Homes Built 2020 or later		1,476	1.5%	62	1.1%	306	1.0%	835	1.3%
Homes Built 2010 to 2019		15,037	14.9%	461	8.2%	3,336	11.0%	8,986	13.8%
Homes Built 2000 to 2009		20,540	20.4%	623	11.1%	4,612	15.2%	14,148	21.8%
Homes Built 1990 to 1999		11,925	11.8%	532	9.5%	3,823	12.6%	7,790	12.0%
Homes Built 1980 to 1989		5,849	5.8%	256	4.6%	2,020	6.7%	3,990	6.1%
Homes Built 1970 to 1979		16,205	16.1%	1,741	31.1%	6,734	22.2%	11,421	17.6%
Homes Built 1960 to 1969		8,036	8.0%	802	14.3%	3,419	11.3%	5,622	8.7%
Homes Built 1950 to 1959		6,962	6.9%	609	10.9%	2,822	9.3%	4,739	7.3%
Homes Built 1940 to 1949		7,577	7.5%	220	3.9%	1,333	4.4%	2,742	4.2%
Homes Built Before 1939		2,458	2.4%	20	0.4%	303	1.0%	1,663	2.6%
Median Age of Homes		39.2 yrs		45.2 yrs		41.6 yrs		38.4 yrs	
Home Values (2023)									
Owner Specified Housing Units		66,753		2,583		17,689		41,997	
Home Values \$1,000,000 or More		723	1.1%	22	0.8%	129	0.7%	420	1.0%
Home Values \$750,000 to \$999,999		2,032	3.0%	58	2.2%	423	2.4%	974	2.3%
Home Values \$500,000 to \$749,999		9,528	14.3%	201	7.8%	2,339	13.2%	5,055	12.0%
Home Values \$400,000 to \$499,999		8,385	12.6%	267	10.3%	2,450	13.8%	5,100	12.1%
Home Values \$300,000 to \$399,999		18,824	28.2%	840	32.5%	5,473	30.9%	12,392	29.5%
Home Values \$250,000 to \$299,999		8,754	13.1%	319	12.3%	2,428	13.7%	6,076	14.5%
Home Values \$200,000 to \$249,999		7,181	10.8%	353	13.7%	1,854	10.5%	4,736	11.3%
Home Values \$175,000 to \$199,999		1,781	2.7%	106	4.1%	430	2.4%	1,209	2.9%
Home Values \$150,000 to \$174,999		2,094	3.1%	67	2.6%	369	2.1%	1,347	3.2%
Home Values \$125,000 to \$149,999		1,344	2.0%	33	1.3%	184	1.0%	891	2.1%
Home Values \$100,000 to \$124,999		1,136	1.7%	34	1.3%	208	1.2%	767	1.8%
Home Values \$90,000 to \$99,999		484	0.7%	3	0.1%	34	0.2%	261	0.6%
Home Values \$80,000 to \$89,999		293	0.4%	6	0.2%	68	0.4%	210	0.5%
Home Values \$70,000 to \$79,999		215	0.3%	9	0.4%	47	0.3%	94	0.2%
Home Values \$60,000 to \$69,999		157	0.2%	5	0.2%	38	0.2%	99	0.2%
Home Values \$50,000 to \$59,999		391	0.6%	26	1.0%	102	0.6%	151	0.4%
Home Values \$35,000 to \$49,999		570	0.9%	19	0.7%	170	1.0%	356	0.8%
Home Values \$25,000 to \$34,999		1,004	1.5%	89	3.5%	394	2.2%	574	1.4%
Home Values \$10,000 to \$24,999		994	1.5%	72	2.8%	303	1.7%	641	1.5%
Home Values Under \$10,000		863	1.3%	56	2.2%	247	1.4%	644	1.5%
Owner-Occupied Median Home Value		\$338,052		\$295,924		\$336,871		\$326,187	
Renter-Occupied Median Rent		\$955		\$909		\$973		\$953	

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.2109/-119.1926

201 N Edison St Kennewick, WA 99336	10 mi radius	1 mi radius	3 mi radius	5 mi radius
Total Annual Consumer Expenditure (2023)				
Total Household Expenditure	\$7.46 B	\$331.63 M	\$2.06 B	\$4.6 B
Total Non-Retail Expenditure	\$3.95 B	\$175.29 M	\$1.09 B	\$2.44 B
Total Retail Expenditure	\$3.51 B	\$156.34 M	\$970.43 M	\$2.17 B
Apparel	\$267.41 M	\$11.72 M	\$73.52 M	\$164.78 M
Contributions	\$254.68 M	\$10.65 M	\$69.61 M	\$156.22 M
Education	\$244.4 M	\$9.94 M	\$66.21 M	\$149.44 M
Entertainment	\$430.78 M	\$18.58 M	\$118.07 M	\$264.98 M
Food and Beverages	\$1.09 B	\$49.12 M	\$301.71 M	\$672.48 M
Furnishings and Equipment	\$266.5 M	\$11.54 M	\$73.14 M	\$163.96 M
Gifts	\$193.54 M	\$8.2 M	\$53.11 M	\$118.66 M
Health Care	\$614.32 M	\$27.85 M	\$171.18 M	\$380.28 M
Household Operations	\$297.3 M	\$12.91 M	\$81.85 M	\$183.13 M
Miscellaneous Expenses	\$141.53 M	\$6.23 M	\$39.11 M	\$87.25 M
Personal Care	\$99.99 M	\$4.44 M	\$27.65 M	\$61.71 M
Personal Insurance	\$55.2 M	\$2.27 M	\$14.96 M	\$33.79 M
Reading	\$16.34 M	\$716.21 K	\$4.52 M	\$10.08 M
Shelter	\$1.57 B	\$70.47 M	\$435.17 M	\$968.28 M
Tobacco	\$40.69 M	\$2.09 M	\$11.74 M	\$25.57 M
Transportation	\$1.35 B	\$60.26 M	\$373.5 M	\$835.76 M
Utilities	\$528.38 M	\$24.66 M	\$148.12 M	\$328.27 M
Monthly Household Consumer Expenditure (2023)				
Total Household Expenditure	\$6,472	\$5,189	\$5,989	\$6,195
Total Non-Retail Expenditure	\$3,425 52.9%	\$2,743 52.9%	\$3,172 53.0%	\$3,278 52.9%
Total Retail Expenditures	\$3,047 47.1%	\$2,446 47.1%	\$2,817 47.0%	\$2,917 47.1%
Apparel	\$232 3.6%	\$183 3.5%	\$213 3.6%	\$222 3.6%
Contributions	\$221 3.4%	\$167 3.2%	\$202 3.4%	\$210 3.4%
Education	\$212 3.3%	\$155 3.0%	\$192 3.2%	\$201 3.2%
Entertainment	\$374 5.8%	\$291 5.6%	\$343 5.7%	\$357 5.8%
Food and Beverages	\$943 14.6%	\$768 14.8%	\$876 14.6%	\$905 14.6%
Furnishings and Equipment	\$231 3.6%	\$181 3.5%	\$212 3.5%	\$221 3.6%
Gifts	\$168 2.6%	\$128 2.5%	\$154 2.6%	\$160 2.6%
Health Care	\$533 8.2%	\$436 8.4%	\$497 8.3%	\$512 8.3%
Household Operations	\$258 4.0%	\$202 3.9%	\$238 4.0%	\$246 4.0%
Miscellaneous Expenses	\$123 1.9%	\$97 1.9%	\$114 1.9%	\$117 1.9%
Personal Care	\$87 1.3%	\$69 1.3%	\$80 1.3%	\$83 1.3%
Personal Insurance	\$48 0.7%	\$35 0.7%	\$43 0.7%	\$45 0.7%
Reading	\$14 0.2%	\$11 0.2%	\$13 0.2%	\$14 0.2%
Shelter	\$1,360 21.0%	\$1,103 21.2%	\$1,263 21.1%	\$1,303 21.0%
Tobacco	\$35 0.5%	\$33 0.6%	\$34 0.6%	\$34 0.6%
Transportation	\$1,175 18.2%	\$943 18.2%	\$1,084 18.1%	\$1,124 18.2%
Utilities	\$458 7.1%	\$386 7.4%	\$430 7.2%	\$442 7.1%



10 mi radius

5 mi radius

3 mi radius

1 mi radius