

FOR SALE



RARE LAND FOR SALE

LOCATED ON FRANCIS & DIVISION

SALE PRICE: \$563,200 | \$40.00 / SF

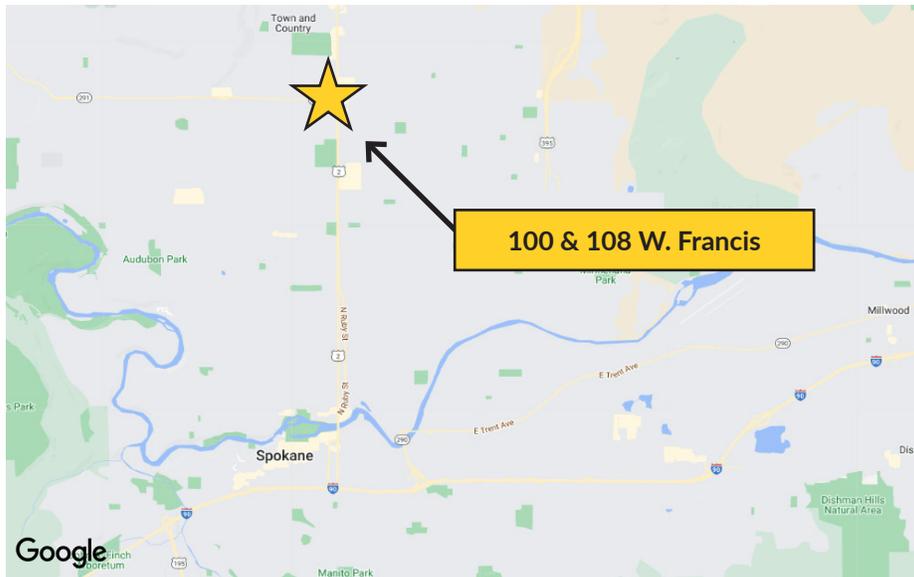
Parcel Numbers: 36304.3110

Lot Size: ±14,080 SF

Zoning: Regional Commercial (RC)

FRANCIS & DIVISION LAND

100 & 108 W. Francis Avenue
Spokane, Washington 99205



View
Location



CARL GUENZEL, BROKER
509.755.7543
carlg@kiemlehagood.com

**KIEMLE
HAGOOD**

PARCEL DETAILS

RETAIL LAND FOR SALE
108 W. Francis Ave | Spokane, WA 99205



**PARCEL #
36304.3110**

SIZE:
14,080 SQ. FT.
0.32 ACRES



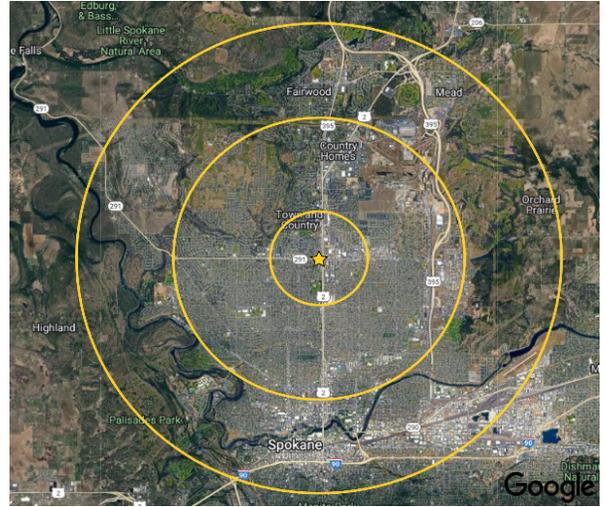
**PARCEL #
36304.3211**

SIZE:
6,801 SQ. FT.
0.16 ACRES

AREA DEMOGRAPHICS

RETAIL LAND FOR SALE
108 W. Francis Ave | Spokane, WA 99205

	1 MILE	3 MILES	5 MILES
Est Population 2024	17,455	119,379	207,474
Proj. Population 2029	17,109	118,661	207,769
Estimated Households 2024	7,921	49,165	87,008
Proj. Households 2029	7,816	49,181	88,067
Est. Daytime Population	14,525	72,217	172,459
2024 Average HHI	\$76,436	\$90,332	\$92,587
2024 Median HHI	\$59,150	\$68,431	\$67,994



TRAFFIC COUNTS (average daily traffic)

N. Division (N & S Bound)	±40,645 ADT
W. Francis (E & W Bound)	±28,068 ADT





FRANCIS & DIVISION LAND

108 W. Francis Avenue
Spokane, Washington 99205

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

CARL GUENZEL, BROKER
509.755.7543
carlg@kiemlehagood.com



OFFICE LOCATIONS
SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others:

If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.