

# ±2.02 ACRES AVAILABLE FOR LEASE



W WESTBOW BOULEVARD

## MULTI-USE LAND AVAILABLE

11020 W Westbow Boulevard  
Spokane, WA 99224

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**KIEMLEHAGOOD**



# PROPERTY DETAILS

LAND FOR LEASE

11020 W Westbow Boulevard – Spokane, WA 99224

## LEASE DETAILS

Address: 11020 W Westbow Boulevard

City, State, Zip: Spokane, WA. 99224

Parcels: 14124.9034 & 14124.9060

Zoning: Regional Commercial (RC)

Property Type: Land

Land SF: ±87,825 SF

Land Acre(s): ±2.02 Acres

Lease Rate: Contact Listing Broker

Freeway Access via Medical Lake I-90 Exit

I-90 Traffic Count: ±33,450 ADT

W Westbow Boulevard: ±2,166 ADT

### ALLOWABLE USES INCLUDES:

- Convenience Store/Gas Station
- General Retail Sales & Services
- Hotel/Motel
- Professional & Medical Office
- Restaurant
- Mini-Storage
- Warehouse
- Electric Vehicle Infrastructure





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# SURROUNDING AREA

LAND FOR LEASE

11020 W Westbow Boulevard – Spokane, WA 99224



DEMOGRAPHICS	1MILE	3MILES	5MILES	7MILES
POPULATION 2024	12,106	30,412	53,330	109,723
PROJ POP 2029	11,831	30,625	53,918	112,757
AVERAGE HHI	\$123,330	\$142,045	\$146,045	\$121,806
MEDIAN HHI	\$92,575	\$102,135	\$104,648	\$88,394
MEDIAN AGE	41.7	42.8	42.7	40.6
DAYTIME DEMOS	5,848	15,150	24,833	104,698



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