



## 8601 W. Clearwater Ave.

Suite B – Benton County, WA  
MLS #284354

### Contact

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Kirt Shaffer | 509.521.9183  
[kirt@tippettcompany.com](mailto:kirt@tippettcompany.com)



## **SUMMARY**

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This space is located along and faces a main traffic arterial.

The building is amongst a cluster of other buildings housing office and retail service tenants with easy traffic access.

The space is currently built out with some office and some back-room type space.

Turn-key ready to for the right tenant.

Or can be modified to fit another tenant's needs.

## **PRICE**

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**\$24.00/SF + NNN**

Suite B                      2,360 RSF  
Estimated 2025 NNN = \$6.72/PSF

## **ADDRESS**

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8601 W. Clearwater Ave.  
Suite B  
Kennewick, WA 99336

## **TAX PARCEL**

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106892012960001

## **CONTACT**

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Kirt Shaffer  
Office 509.545.3355  
Mobile 509.521.9183  
[kirt@tippettcompany.com](mailto:kirt@tippettcompany.com)  
2815 St, Andrews Loop, Suite F  
Pasco, WA 99301

## ZONING

CC

## UTILITIES

Power: Benton PUD

Water: City of Kennewick

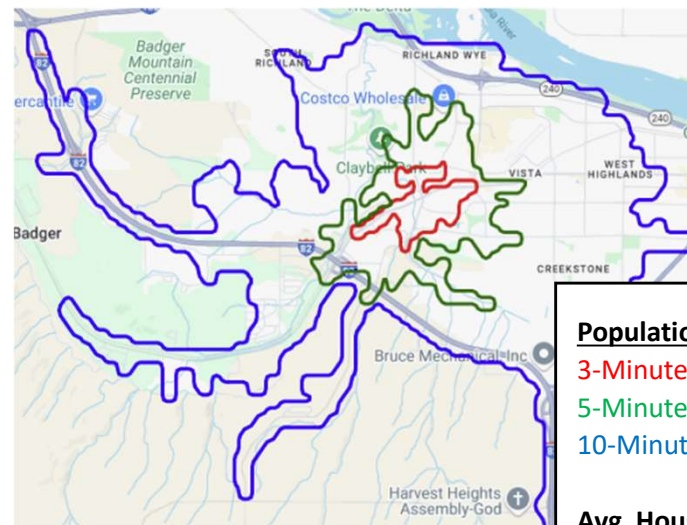
Sewer: City of Kennewick

Internet: Multiple Providers

## TRAFFIC COUNTS (CBA)

Average Daily Traffic – 14,571

## DEMOGRAPHICS (CBA)



### Population

3-Minutes	2,872
5-Minutes	9,416
10-Minutes	51,796

### Avg. Household Income

3-Minutes	\$95,828.83
5-Minutes	\$93,037.42
10-Minutes	\$75,486.07

## LINKS (Delete one below and move if needed then delete this note)

Municipal

<https://www.go2kennewick.com/>

<https://www.co.benton.wa.us/>

Economic Development

<https://portofbenton.com/>

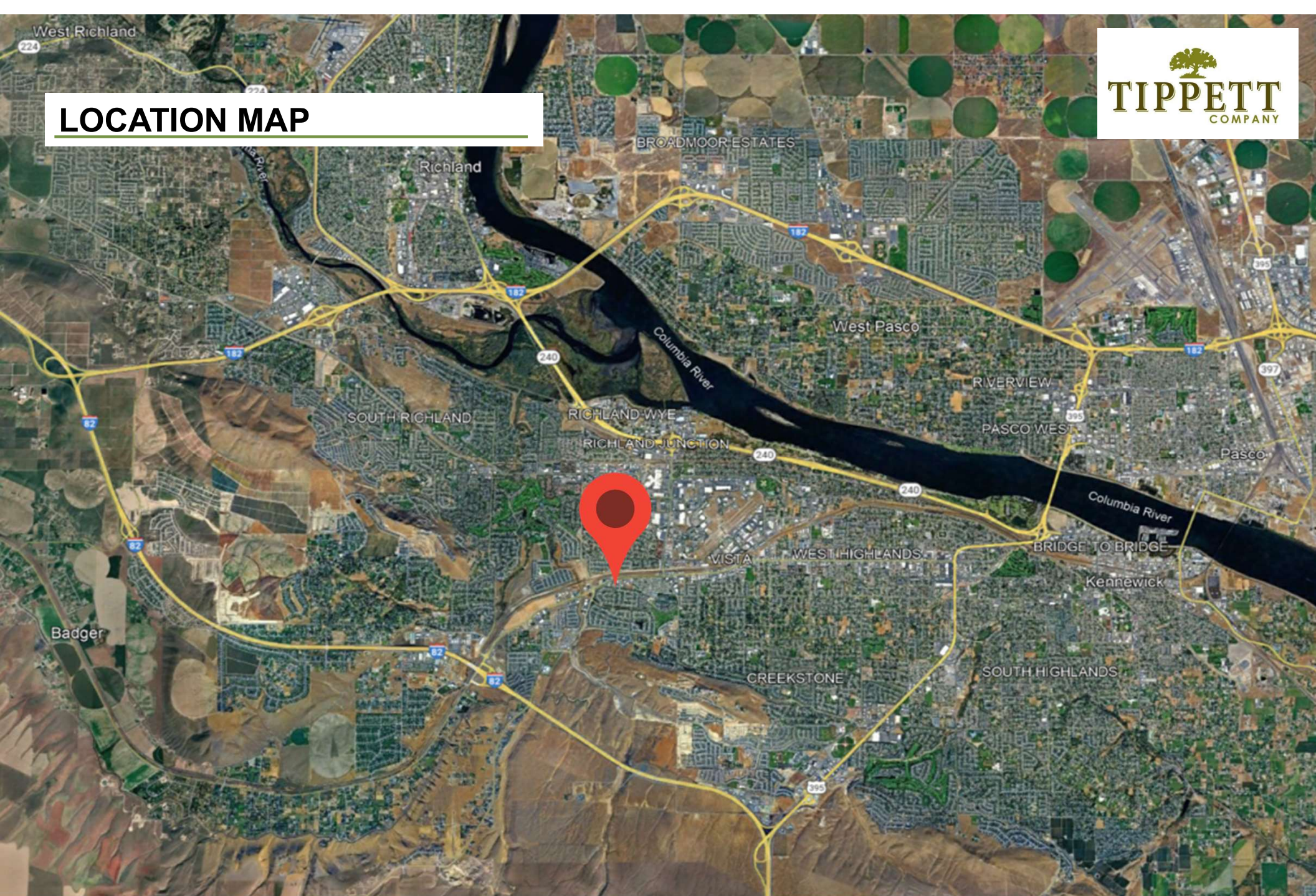
<https://www.tridec.org/>



West Richland

224

## LOCATION MAP

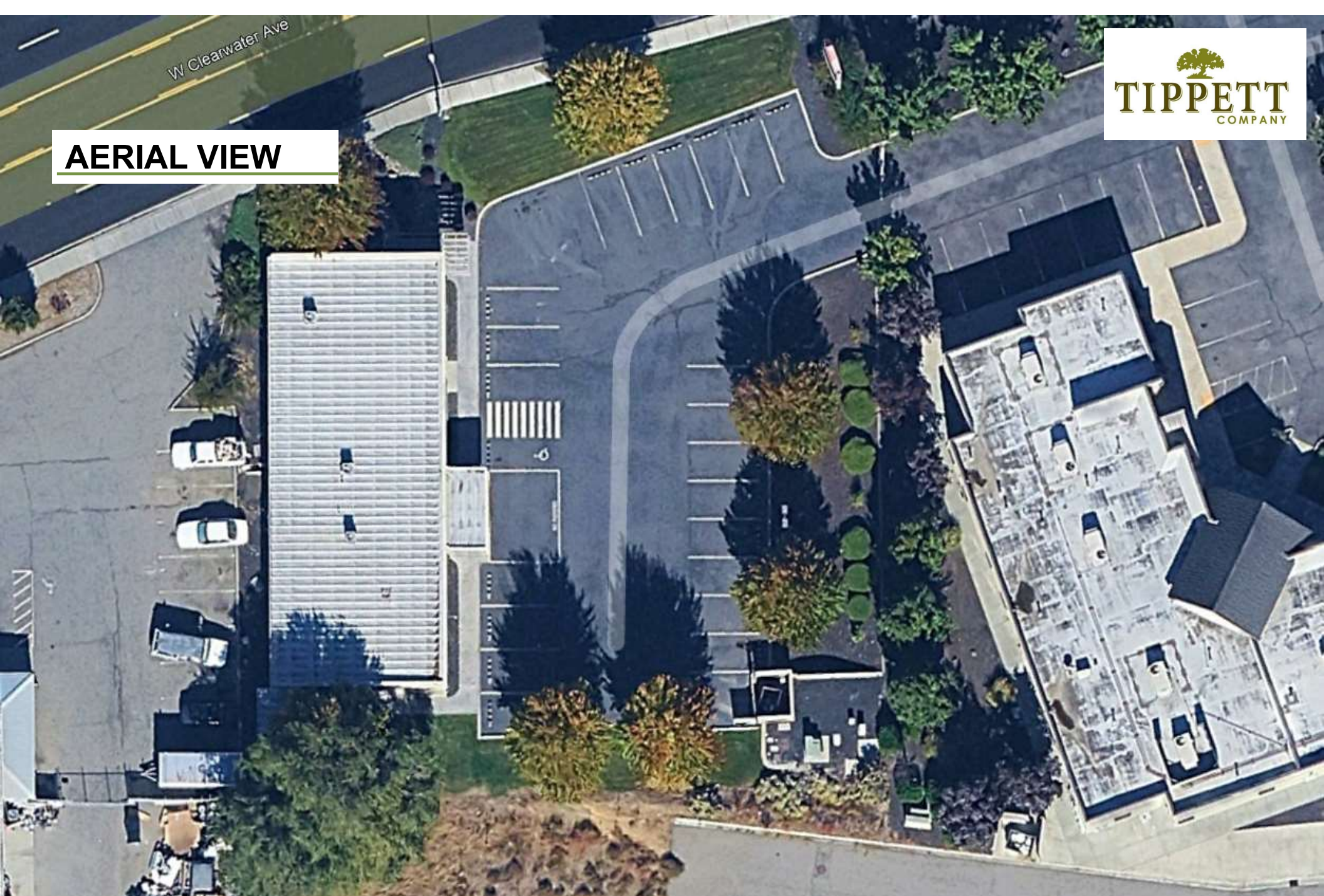


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W Clearwater Ave

## AERIAL VIEW



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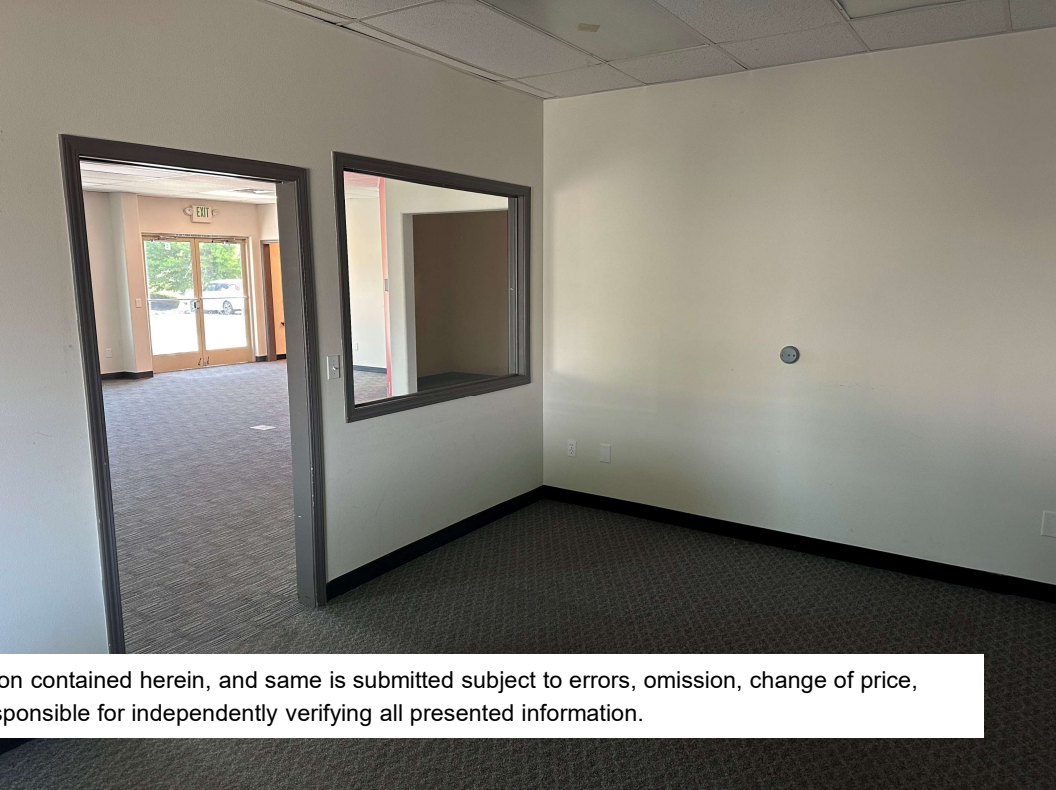


## AREA BUSINESSES





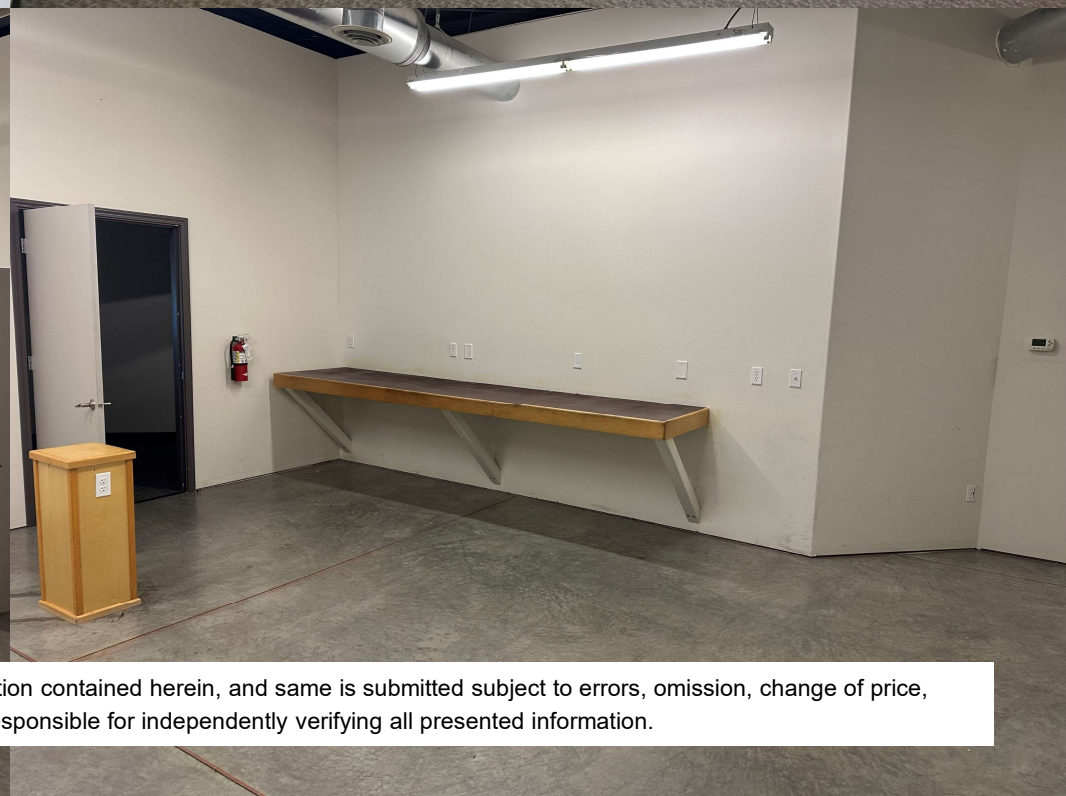
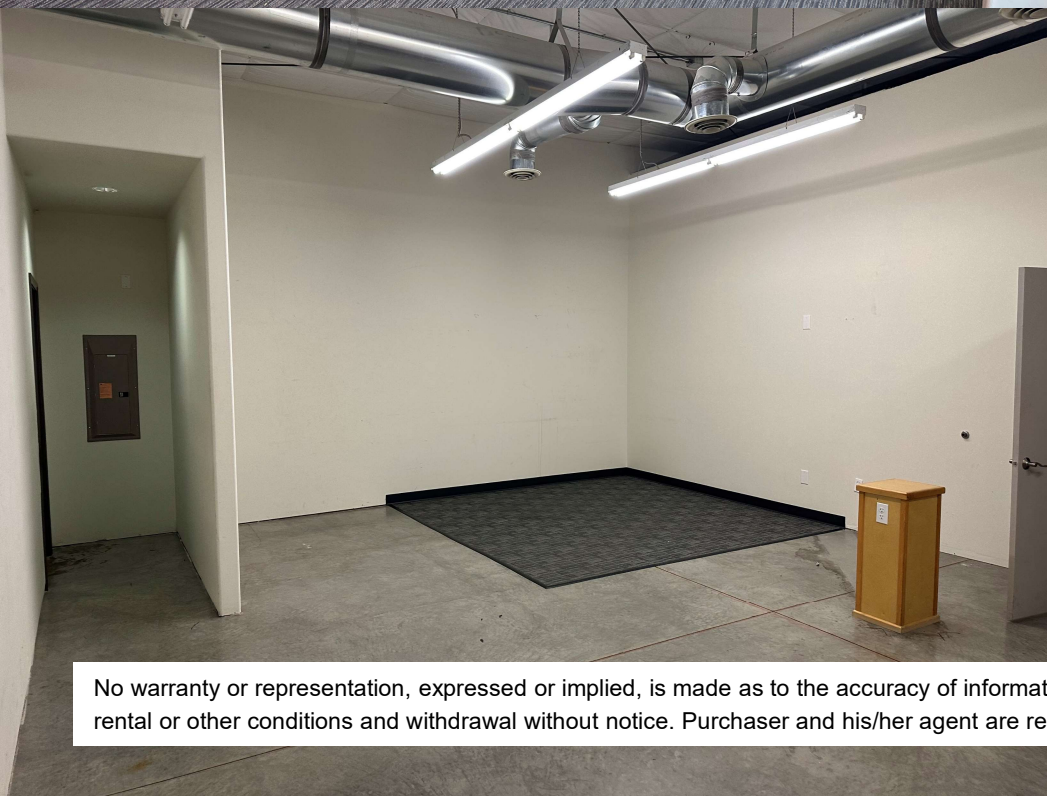
## PHOTOS (Interior)



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## PHOTOS (Interior)



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