



LEASE

Lombard Property

3411 SCHOOL STREET

Wenatchee, WA 98801

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$9.00 SF/yr (NNN)
AVAILABLE SF:	8,900 SF
LOT SIZE:	0.85 Acres
BUILDING SIZE:	8,900 SF

PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 3411 School Street, Wenatchee, WA. This spacious 8,900 +/- SF property boasts dual sliding commercial retail doors, a 10'x10' ground level door, and a 12'-16' clear height, ideal for accommodating various business needs. The interior showcases a versatile retail/showroom area, complemented by a private office for administrative operations. With ample parking space and easy access to major highways, this property is strategically positioned for maximum visibility and convenience. Seize the chance to elevate your business in this dynamic location, designed to meet the demands of modern commerce. Available 11/1/2024, additional space potentially available.

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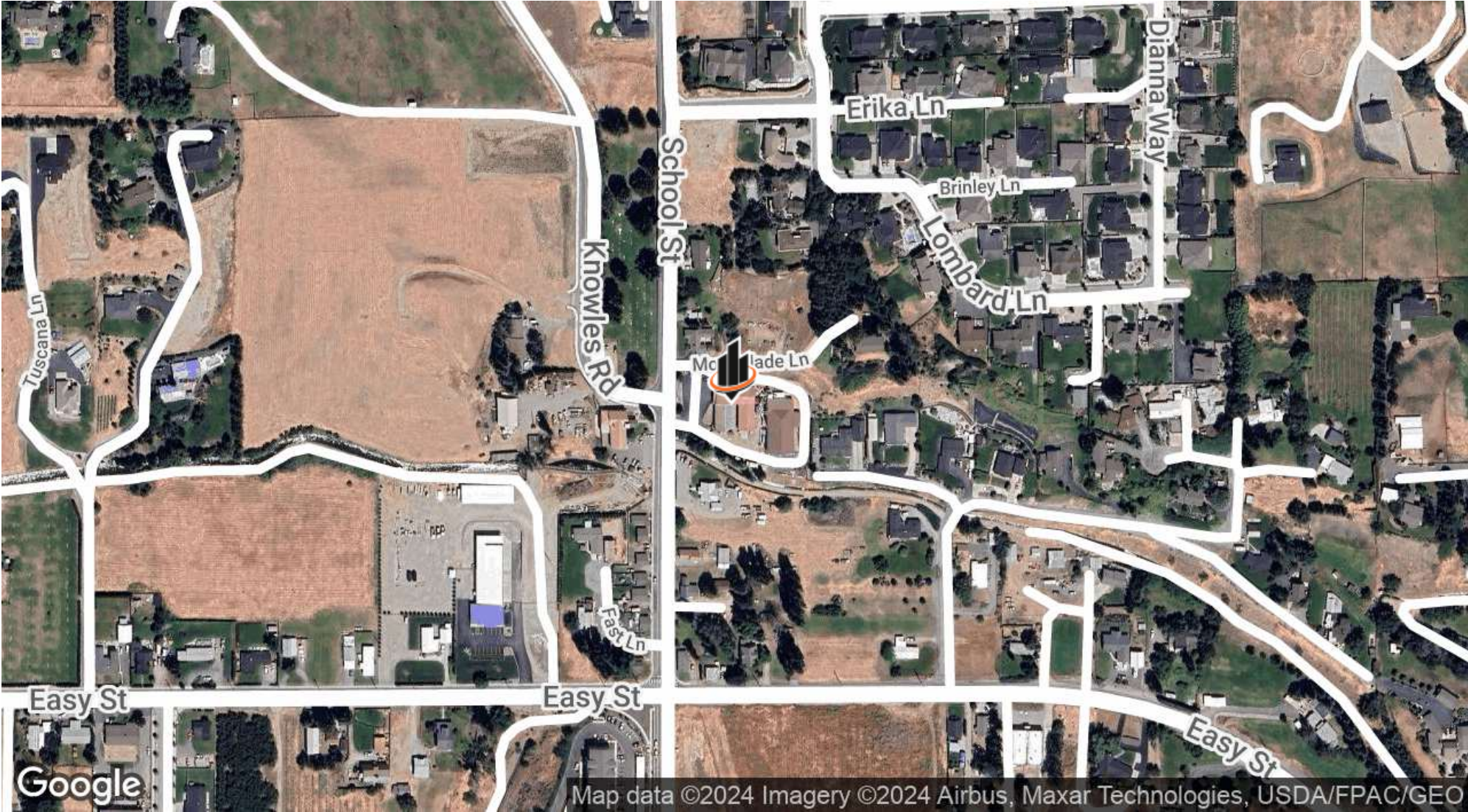
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ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

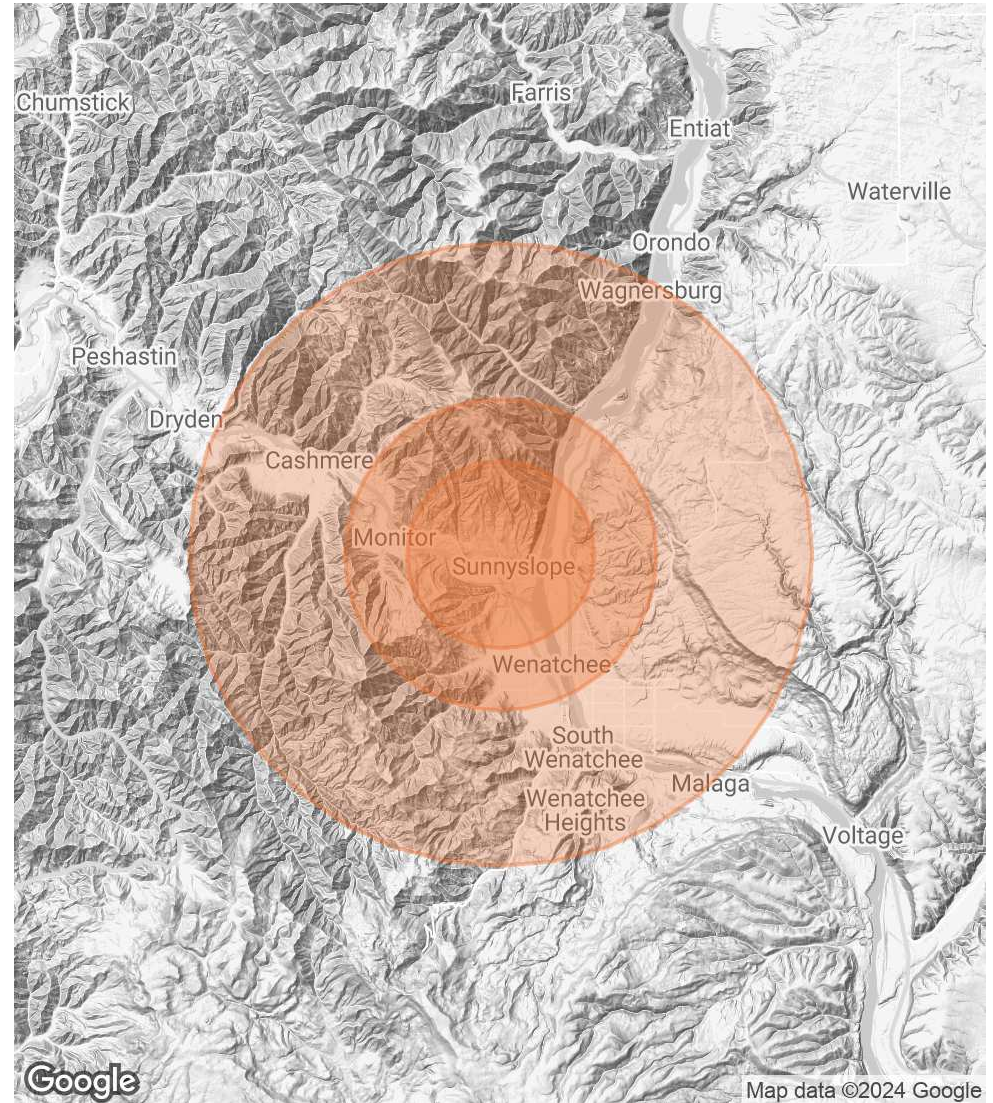
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	15,445	47,748	85,950
AVERAGE AGE	43	42	40
AVERAGE AGE (MALE)	42	40	39
AVERAGE AGE (FEMALE)	44	43	41

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	5,986	18,468	31,854
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$141,847	\$116,750	\$112,148
AVERAGE HOUSE VALUE	\$521,361	\$475,020	\$459,833

Demographics data derived from AlphaMap



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