



LEASE

415 Wright Ave

415 WRIGHT AVE

Richland, WA 99352



PRESENTED BY:

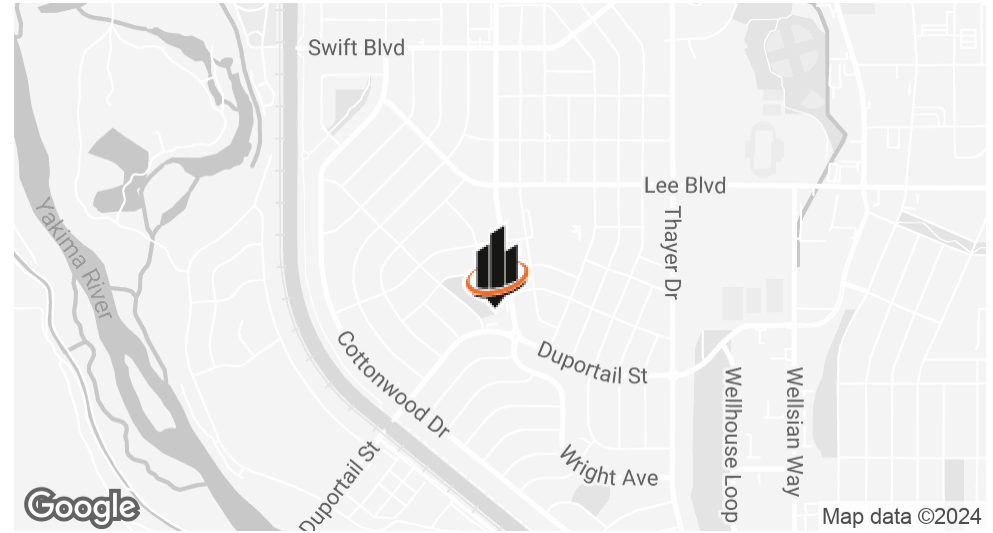
ASHLEY MOALA

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WA #138102

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$3,900/mo MG (\$13.43 SF/yr)
AVAILABLE SF:	3,484 SF
LOT SIZE:	30,388 SF
BUILDING SIZE:	6,160 SF

PROPERTY DESCRIPTION

Richland Office/Retail space off of Wright Ave and Duportail. Currently built out as office space. Will be available in November. Please contact Listing Broker for more information.

PROPERTY HIGHLIGHTS

- Wright Ave and Duportail
- Surrounded by residential neighborhoods
- Modified Gross Lease

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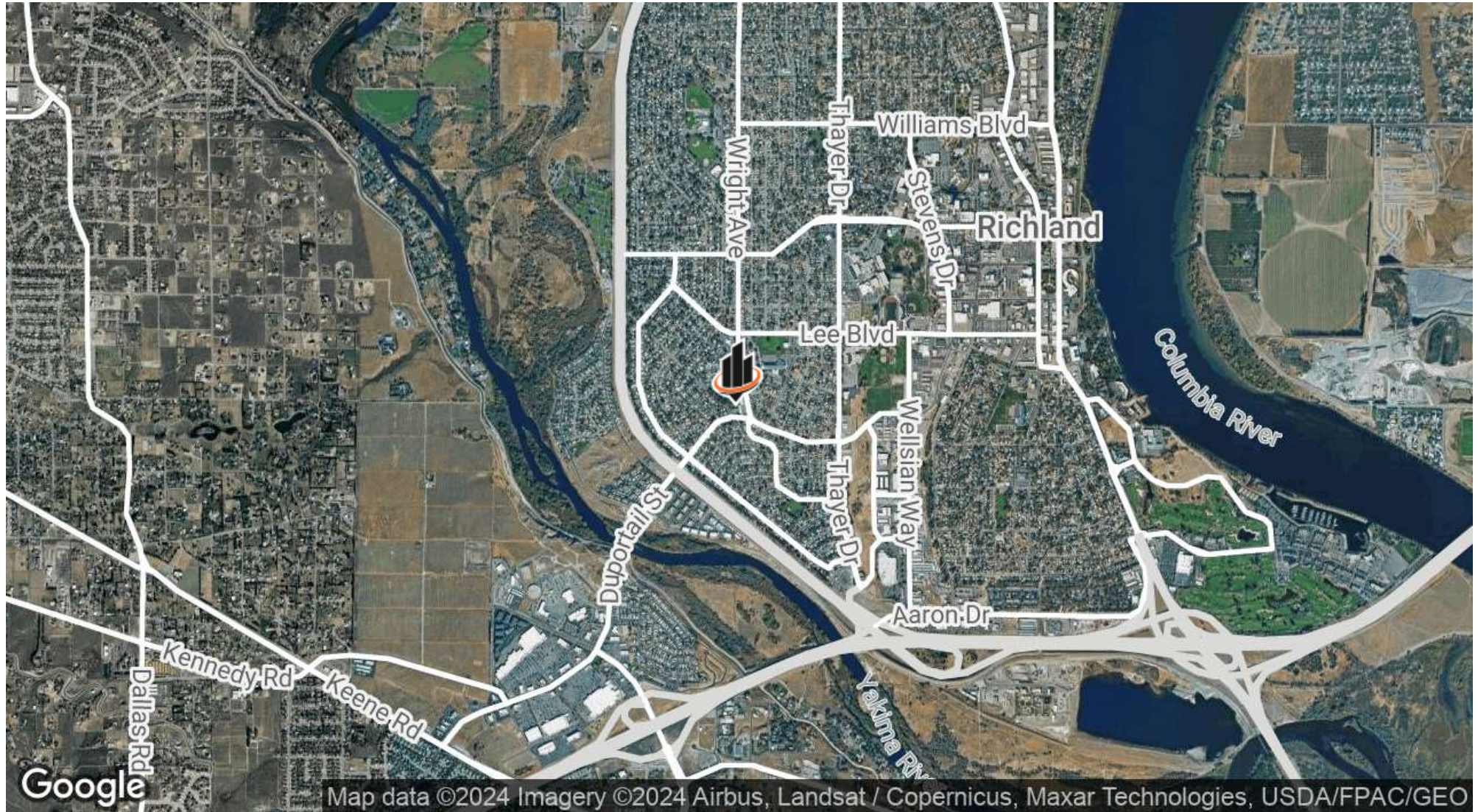
ADDITIONAL PHOTOS



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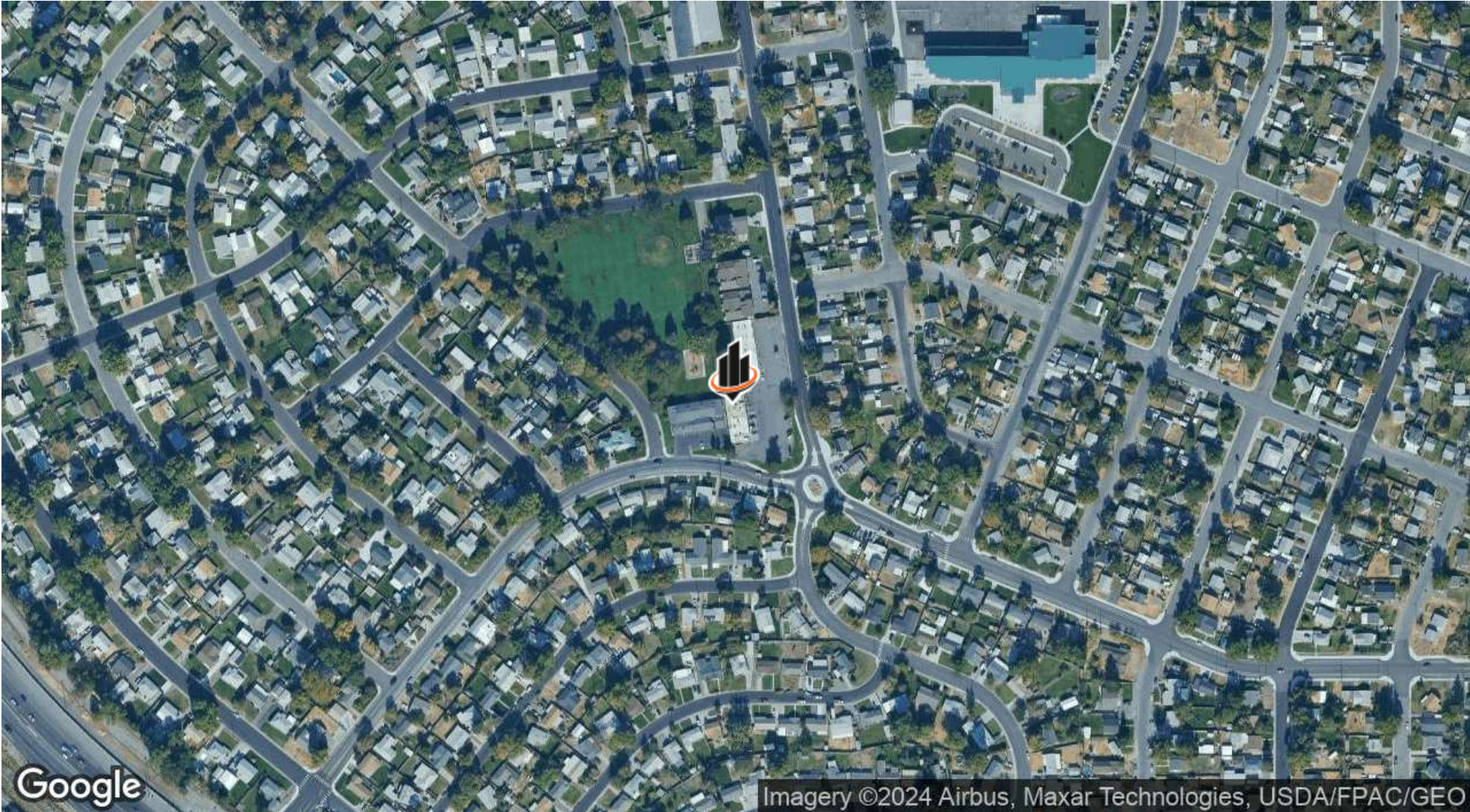
LOCATION MAP



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AERIAL MAP



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DEMOGRAPHICS MAP & REPORT

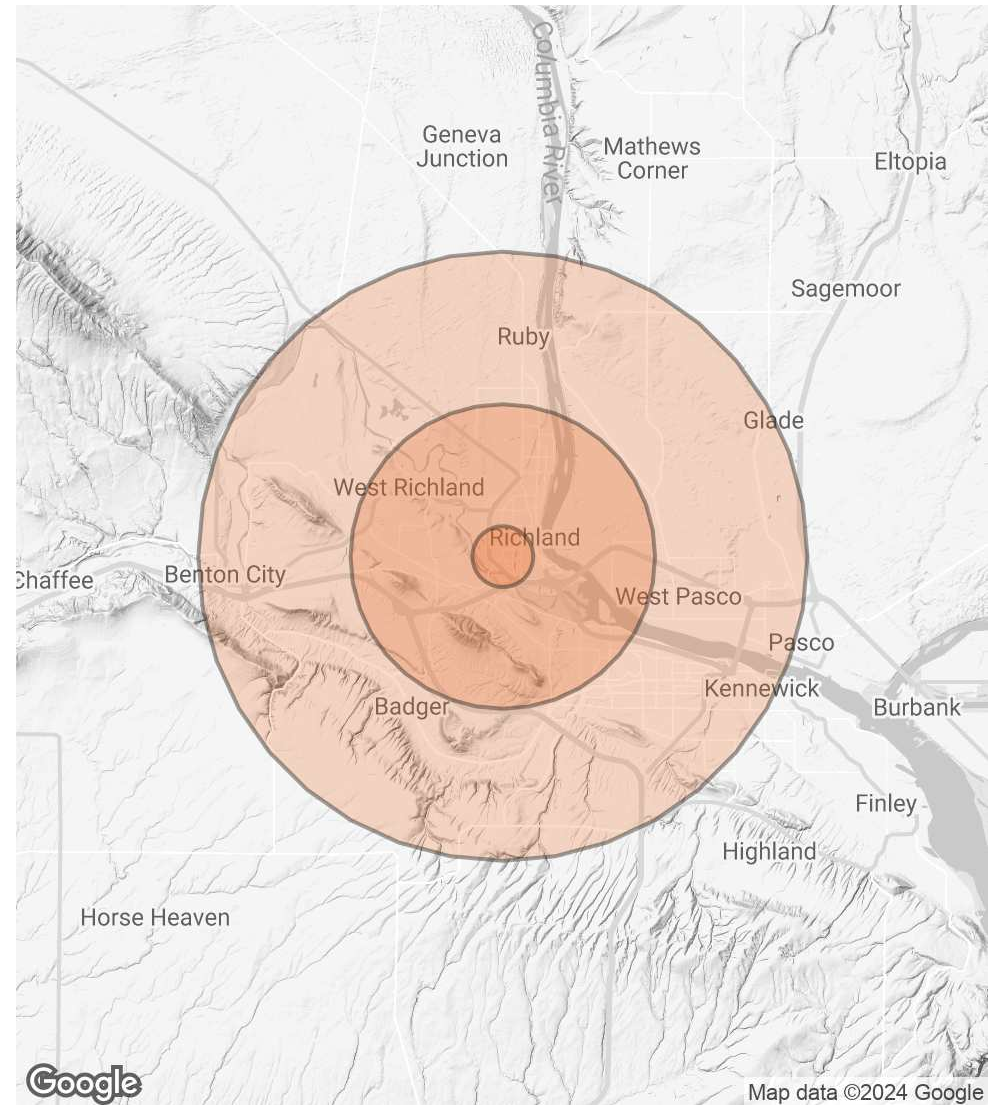
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	9,481	91,430	225,717
AVERAGE AGE	31.4	36.7	35.4
AVERAGE AGE (MALE)	29.6	35.9	34.6
AVERAGE AGE (FEMALE)	35.6	37.4	35.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,618	35,406	84,114
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$74,754	\$98,697	\$88,492
AVERAGE HOUSE VALUE	\$171,480	\$279,140	\$252,622

2020 American Community Survey (ACS)



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SVN | RETTER & COMPANY