



# RETAIL SPACE

FOR LEASE | \$18 PSF | NNN (\$5)

515 9th St - Ste B, Benton City, WA 99320 | MLS 287966

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89 Gage Blvd  
Richland, WA 99352  
509 943 5200 tel  
naitri-cities.com

1,228 SF | Retail



## 515 9th St - Ste B

Benton City, Washington 99320

### Property Overview

MLS 287966 - Now available: an updated retail space in the heart of downtown Benton City, ideally situated on 9th Street with a high daily traffic count of 8,100 vehicles. This prominent location offers excellent visibility and accessibility for both foot and vehicle traffic.

The building was fully remodeled in 2017 and is well-maintained, providing a clean, modern space suitable for a variety of retail or service-based businesses. Zoned C-1, this property supports a wide range of commercial uses.

Lease terms are flexible, with 3- to 5-year options available. Don't miss this opportunity to establish your business in one of Benton City's most active commercial corridors.

### Property Highlights

- Size: ±1,228 SF
- NNN Lease
- Updated Retail Space
- Premier Downtown Location
- VPD: ±8,100
- Zoned C-1

### For More Information

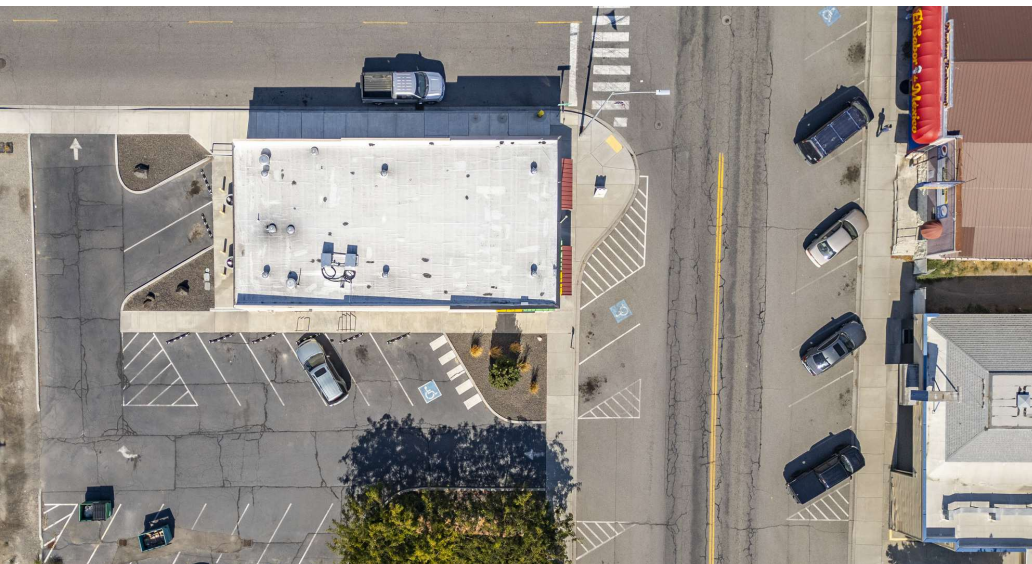
**Jeff Short**

O: 509 943 5200

jeff@naitcc.com



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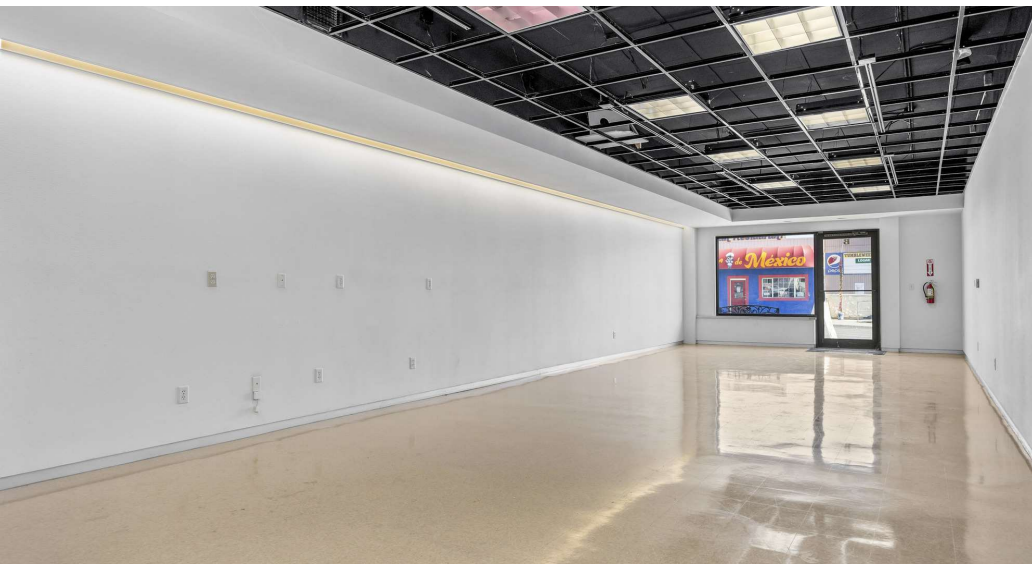


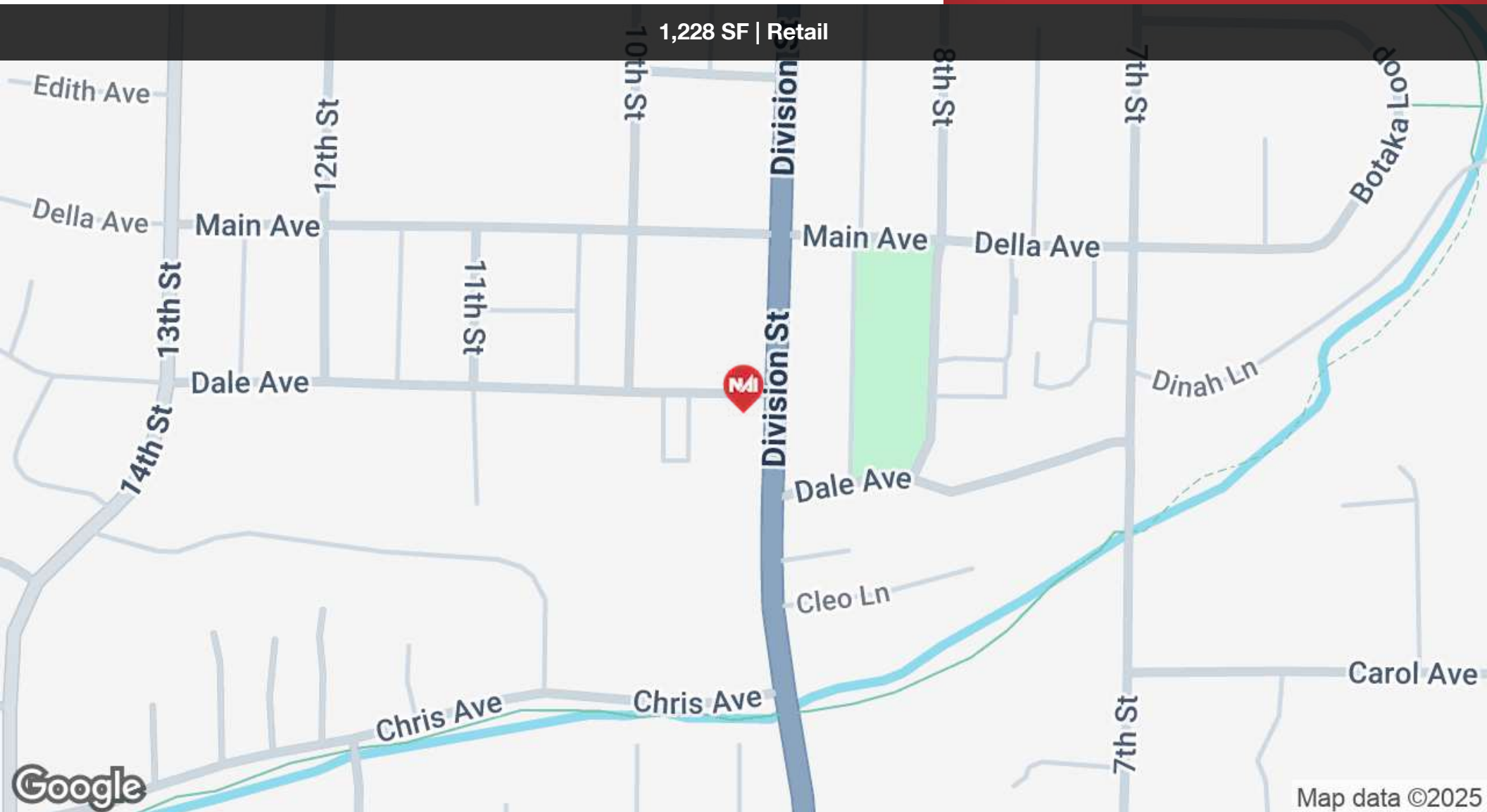
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Population	1 Mile	3 Miles	5 Miles
Total Population	3,410	7,405	9,572
Average Age	38	39	40
Average Age (Male)	38	39	40
Average Age (Female)	39	39	40
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,283	2,707	3,507
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$68,257	\$84,312	\$95,042
Average House Value	\$344,764	\$406,977	\$432,897

Demographics data derived from AlphaMap

