



Commercial Lot Ready for Development

8516 W. Gage Blvd., Kennewick, WA 99336-8120
MLS #268821

Contact

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SUMMARY

Commercial lot ready for development located in the Tri-Cities Central Business & Retail District.

Nearby business types include Costco, Columbia Center Mall, iPlay, Olive Garden, At Home, Wingstop, Ranch & Home.

PRICE

\$660,000 (\$13.00/SF)

1.17 Acres
50,865 SF

ADDRESS

8516 W. Gage Blvd., Richland, WA 99352

CONTACT

Kirt Shaffer
Office 509.545.3355
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2815 St, Andrews Loop, Suite F
Pasco, WA 99301

ZONING

CG – Commercial General

UTILITIES

Power, Water & Septic available
(See Utilities Map below)

TAX PARCEL

130993BP5184002

LINKS

Municipal

<https://www.go2kennewick.com/>
<https://www.co.benton.wa.us/>

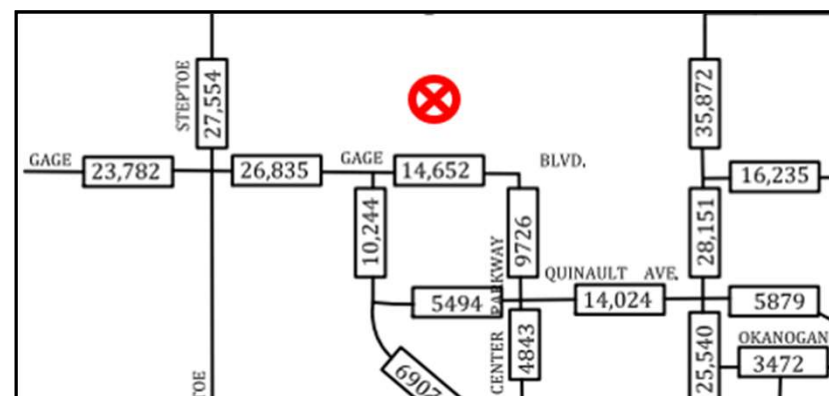
Economic Development

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

DEMOGRAPHICS

Workforce	City	County
Population	85,540	210,209
Population Density	3,096.5	123.6
Percent Male	50.0%	50.0%
Percent Female	50.0%	50.0%
Median Age	36.8	38.8
People per Household	2.7	2.7
Median Household Income	\$62,983	\$72,708
Average Income per Capita	\$28,991	\$34,222

TRAFFIC COUNTS

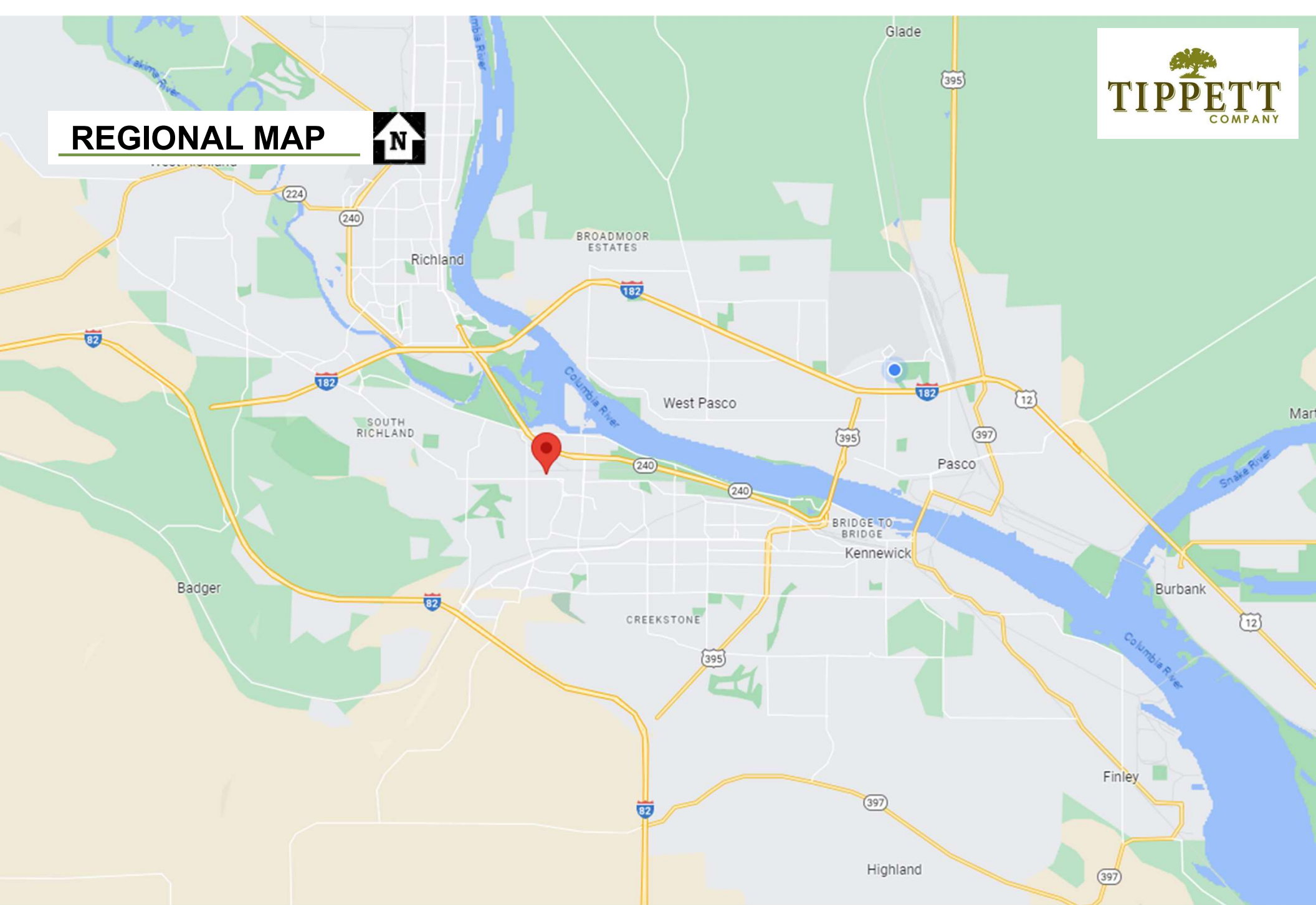


AREA LOCATION MAP



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REGIONAL MAP



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Tax# 1-3099-3BP-5184-002

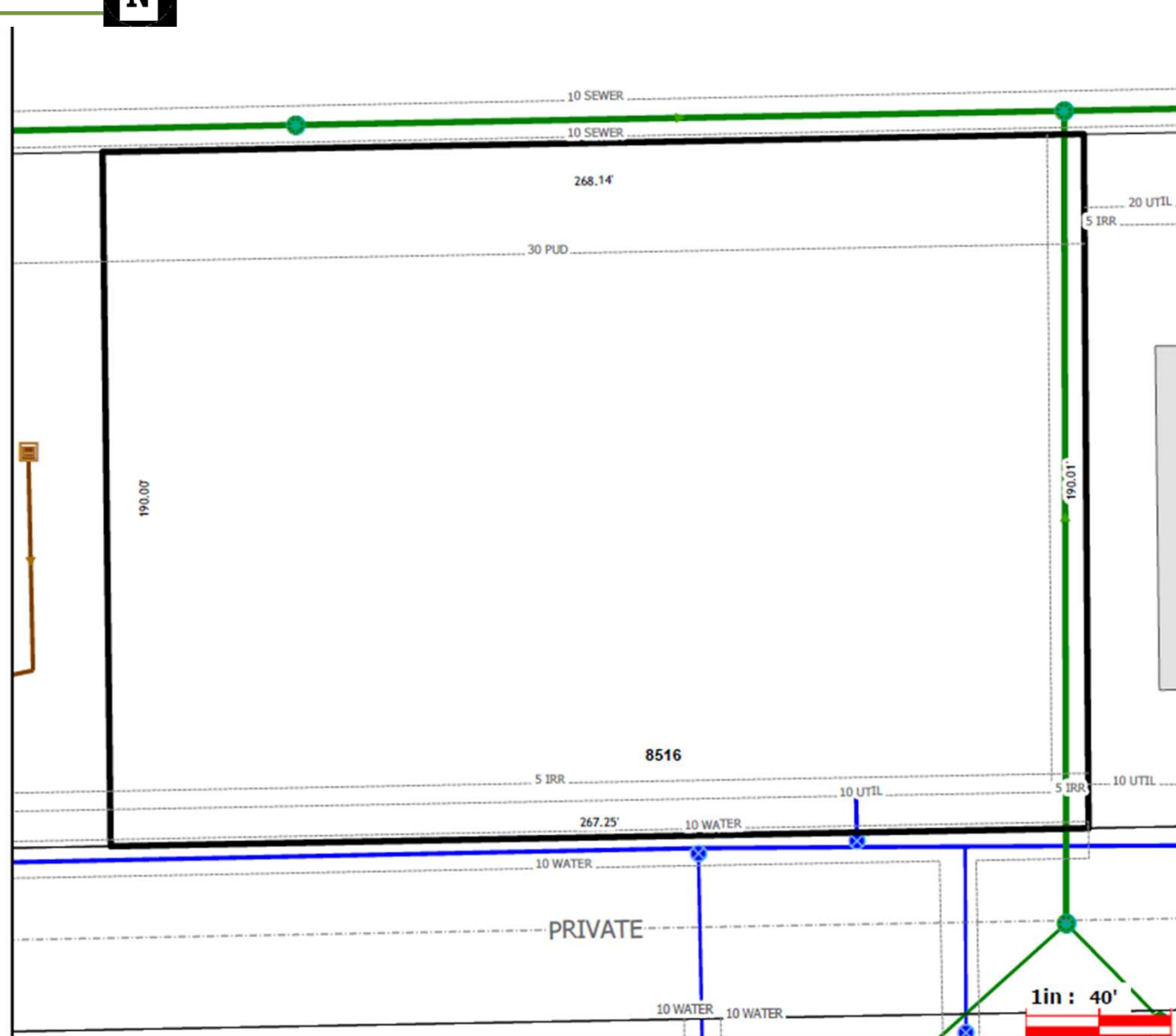
Notes

LEGEND

- Parcel Boundary
Easement
Building Footprint
Sewer
Storm
Water

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SITE PLAN



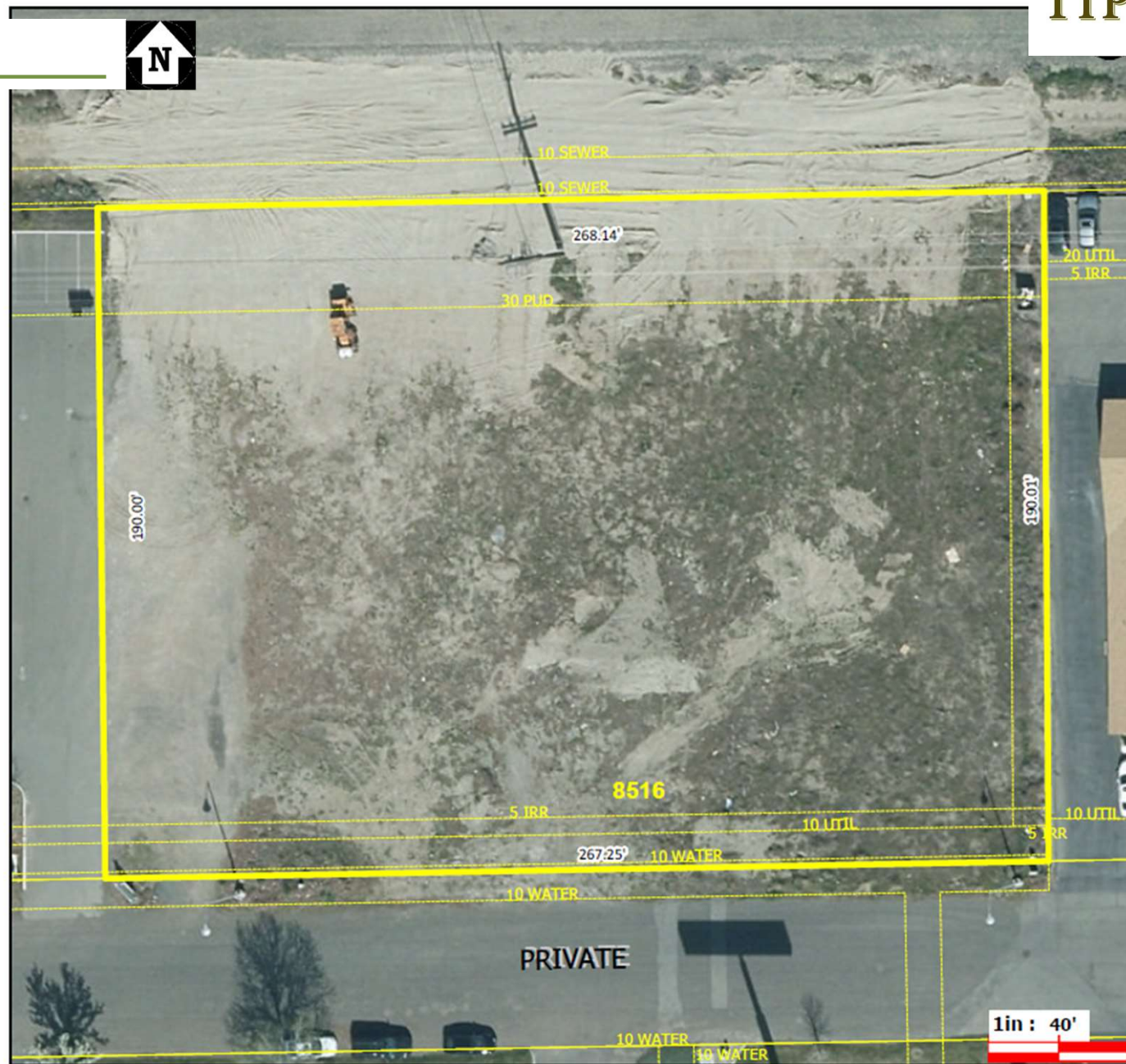
8516 W GAGE BLVD
Tax# 1-3099-3BP-5184-002

LEGEND

———	Parcel Boundary
- - - - -	Easement

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