



FOR LEASE



FREE STANDING BUILDING



\$12 SF/YR (NNN)



Todd Sternfeld | Principal / Commercial Broker

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1725 Twin Creek Place

Walla Walla, Washington 99362 | MLS 281254

Property Overview

Elevate your business at 1725 Twin Creek Road, a premier retail location offering exceptional visibility and flexibility. This attractive property features a spacious, clear-span layout that can be divided to accommodate a variety of business sizes and concepts.

Benefit from a high-traffic location, abundant on-site parking, and versatile open space ideal for retail, showroom, or service-oriented uses. Whether you're expanding your brand or opening a new location, this property provides the perfect blend of convenience, exposure, and adaptability to help your business thrive.

Property Highlights

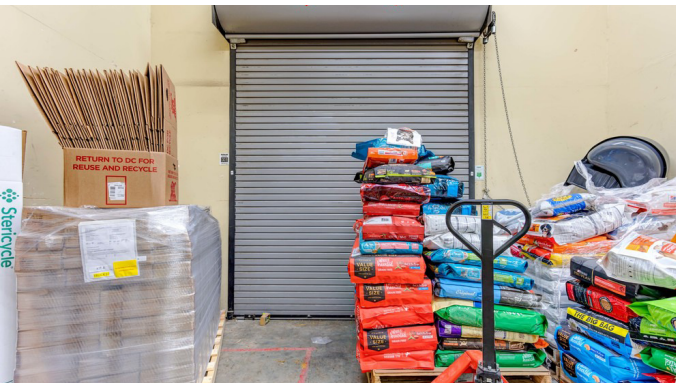
- **Divisible space to meet your specific needs**
- **Freestanding clear span building with 20' high ceiling**
- **High visibility from Highway 125**
- **Loading dock**
- **3 Phase power for industrial operations**
- **54 Parking stalls on ±1.9 ACs**
- **Generous Tenant Improvement Allowance available**



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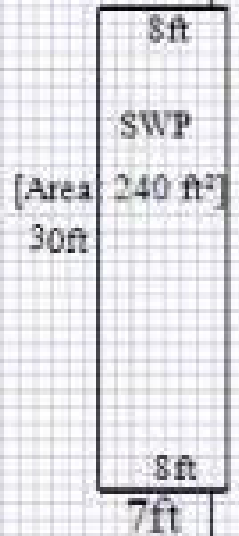
Year Built 2008

122ft

Retail Store (353)

[Area: 13,344 ft²]

40ft



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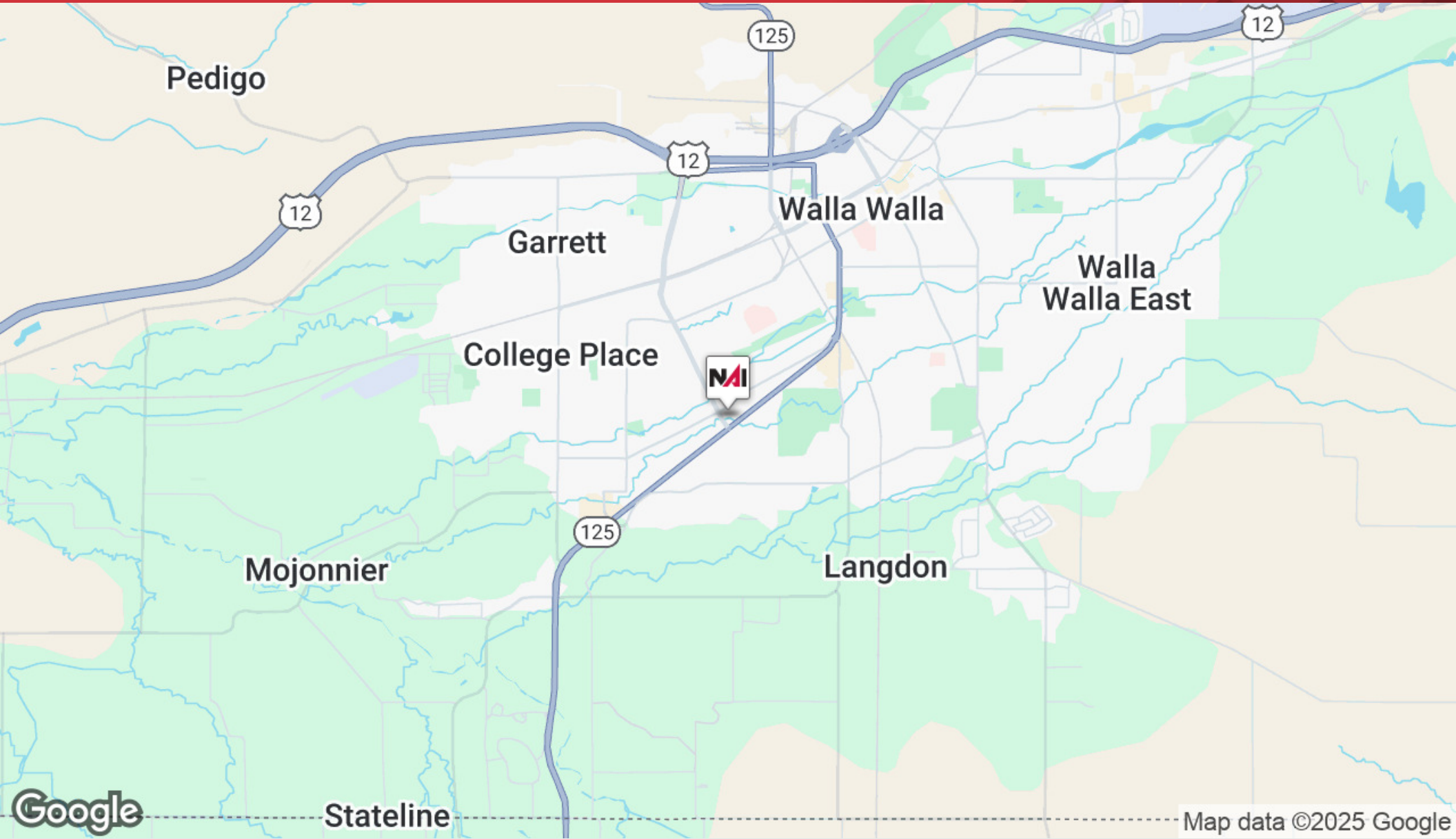
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Google

Stateline

Map data ©2025 Google



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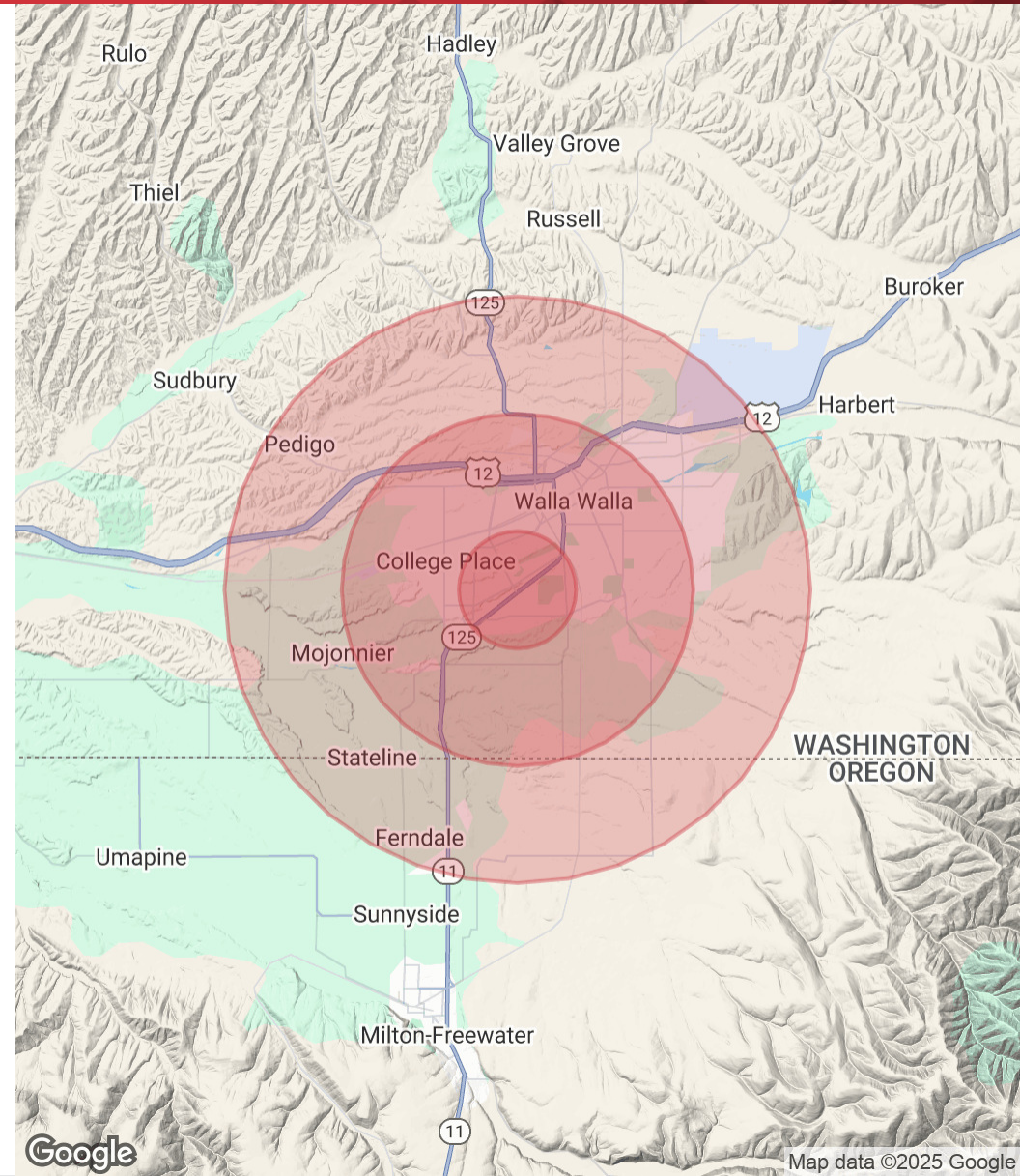
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,315	41,409	53,224
Average Age	49	42	42
Average Age (Male)	46	41	41
Average Age (Female)	51	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,759	15,566	20,188
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$114,891	\$93,139	\$94,177
Average House Value	\$403,794	\$406,545	\$406,733

Demographics data derived from AlphaMap



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