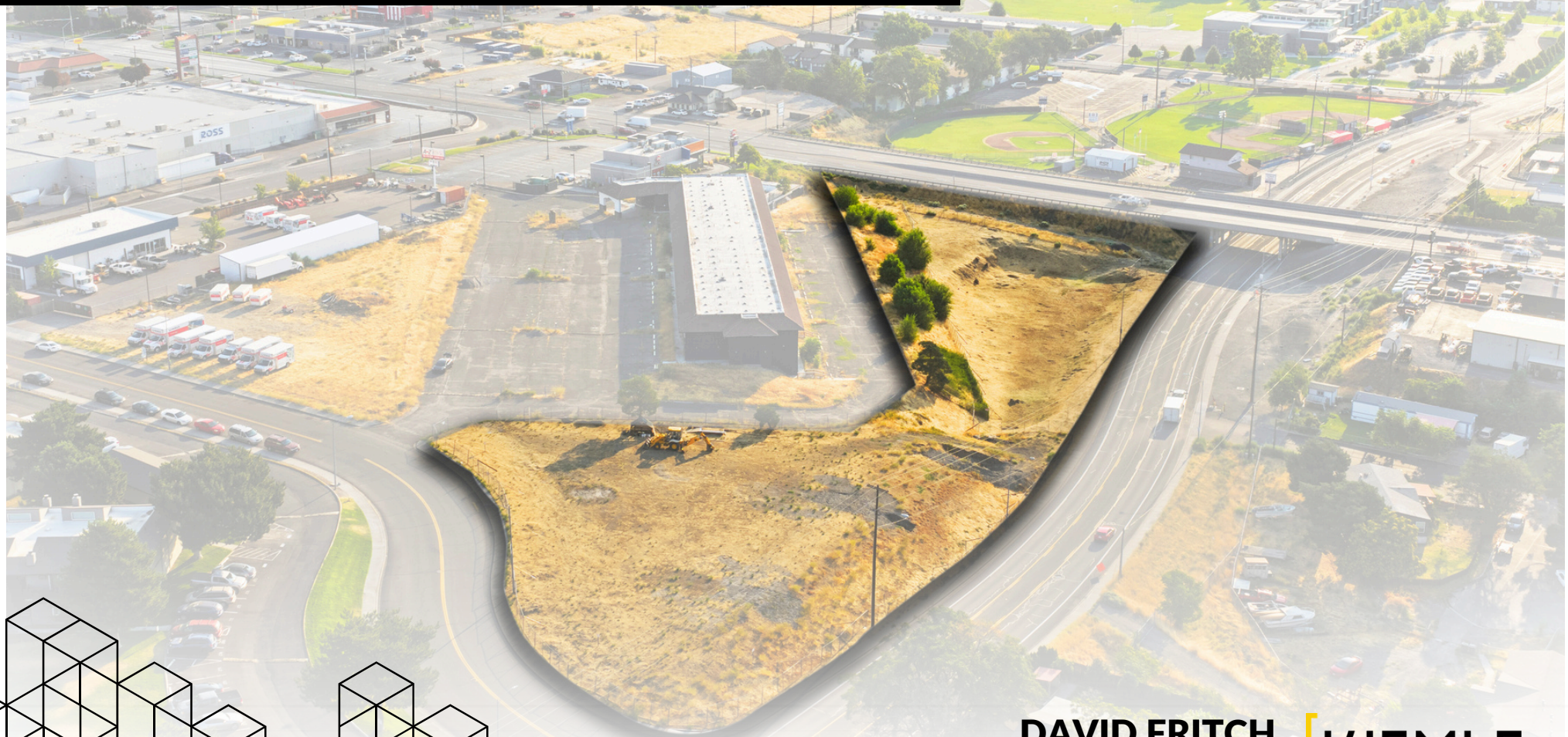
FOR SALE

LAND ON 4TH AND HIGHWAY 395

2810 & 2900 W 4th Avenue, Kennewick WA 99336



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KIEMLE HAGOOD

LAND ON 4TH AND HIGHWAY 395

2810 & 2900 W 4th Avenue, Kennewick WA 99336

$474,000

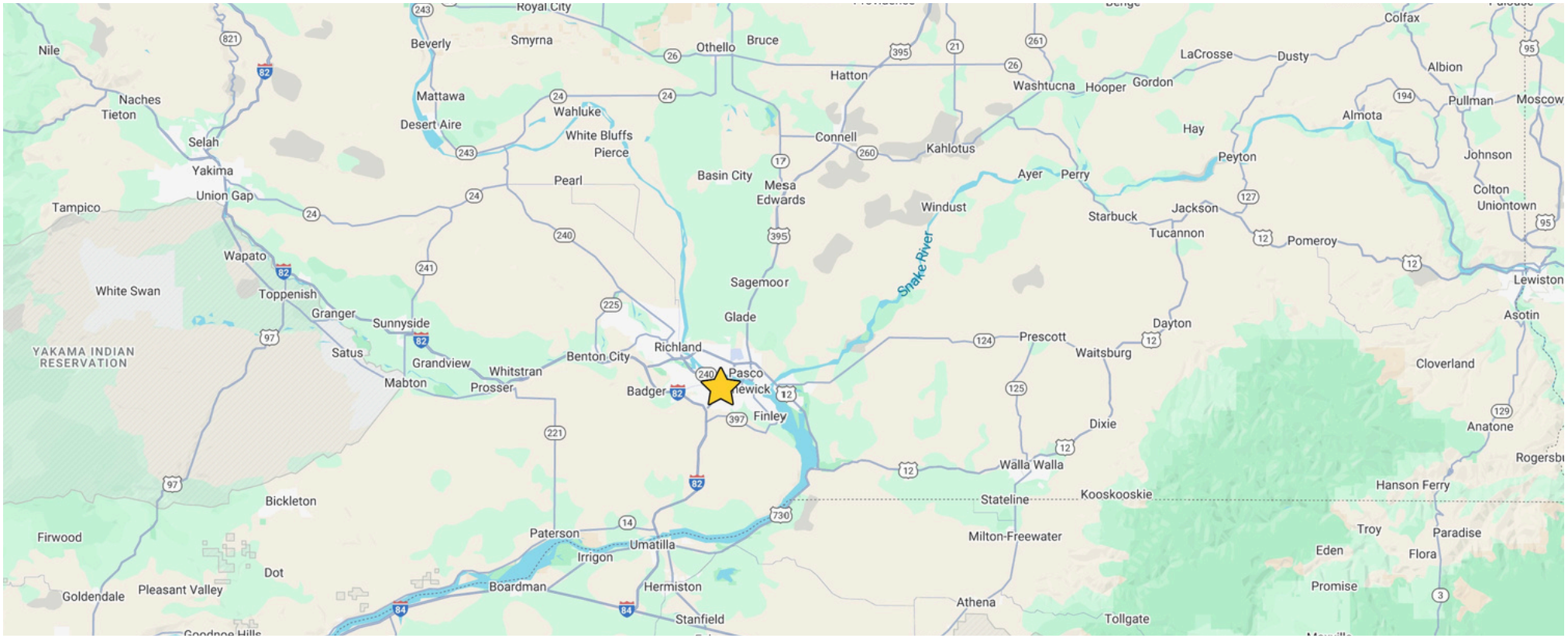
SALE PRICE	~~$499,000~~ **$474,000**
ZONING	CC - Community Comm.
COMBINED LOT TOTAL	±2.03 AC (±88,426 SF)
2900 W 4TH SIZE	±1.17 AC (±50,965 SF)
2810 W 4TH SIZE	±0.86 AC (±37,461 SF)
PARCELS	103891011524005, 103891011524003

Unlock the potential of these two land parcels, totaling +88,426 SF. Zoned CC (Community Commercial), this property is ideally positioned at the high-traffic intersection of Hwy 395 and West 4th Avenue. This highly visible location offers unmatched frontage and accessibility, making it perfect for retail, mixed-use, or service-based development.
Surrounded by established businesses, residential neighborhoods, and just steps away from Al Robinson Baseball Park, this property sits in the heart of Kennewick's growth corridor.

SITE PHOTOS

SURROUNDING AREA

DEMOGRAPHICS	1 MI	3 MI	5 MI
EST. POPULATION 2025	16,012	86,949	164,895
PROJ. POPULATION 2030	16,131	89,004	168,393
HOUSEHOLDS	6,054	31,363	57,886
2025 AVERAGE HHI	$78,923	$102,448	$108,383
2025 MEDIAN HHI	$67,522	$82,782	$84,584



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VIEW LOCATION

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OFFICE LOCATIONS
SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

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