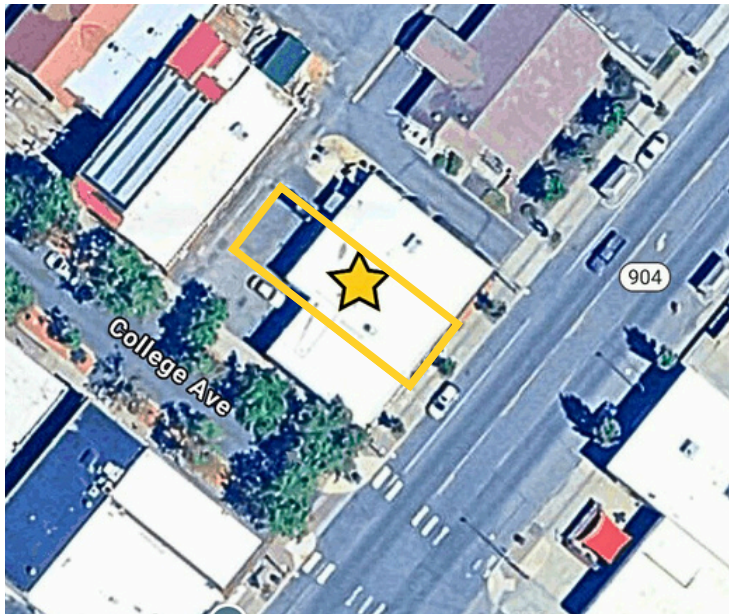


FOR LEASE

CHENEY RETAIL / OFFICE

508 1ST Street | Cheney, WA 99004



**KIEMLE
HAGOOD**

LEASE RATE

| \$2,150 /Month, + NNN
(\$17.97 PSF /YR)

EST. NNN RATE

| \$3.75 PSF

BUILDING SIZE

| ±1,436 SF

CEILING HEIGHT

| 16'

LOT SIZE

| ±2,200 SF

PARCEL NO.

| 13131.2311

ZONING

| Downtown Commercial

*Former Restaurant

TIM KESTELL

509.755.7542

tim.kestell@kiemlehagood.com

ANDY BUTLER, CCIM

509.385.9121

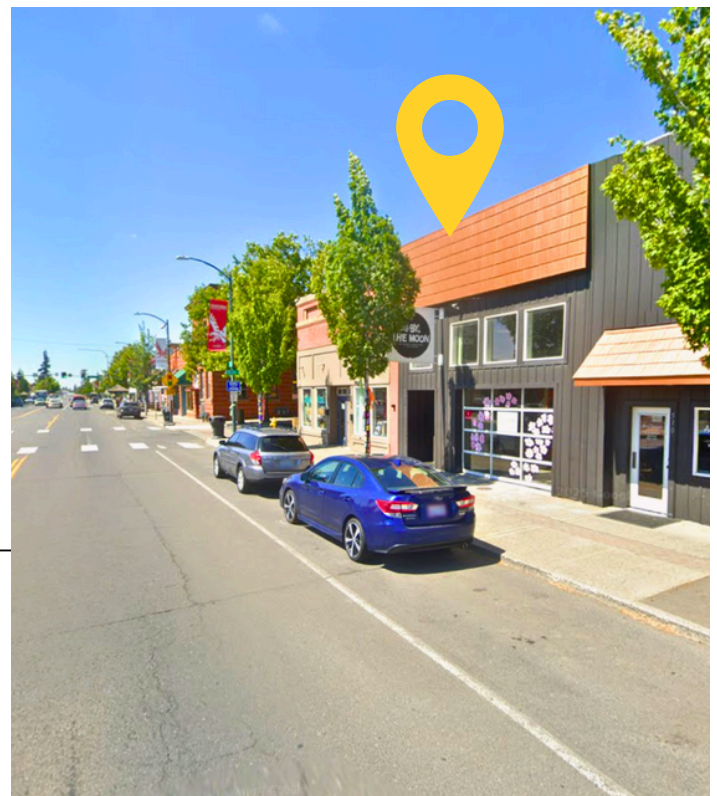
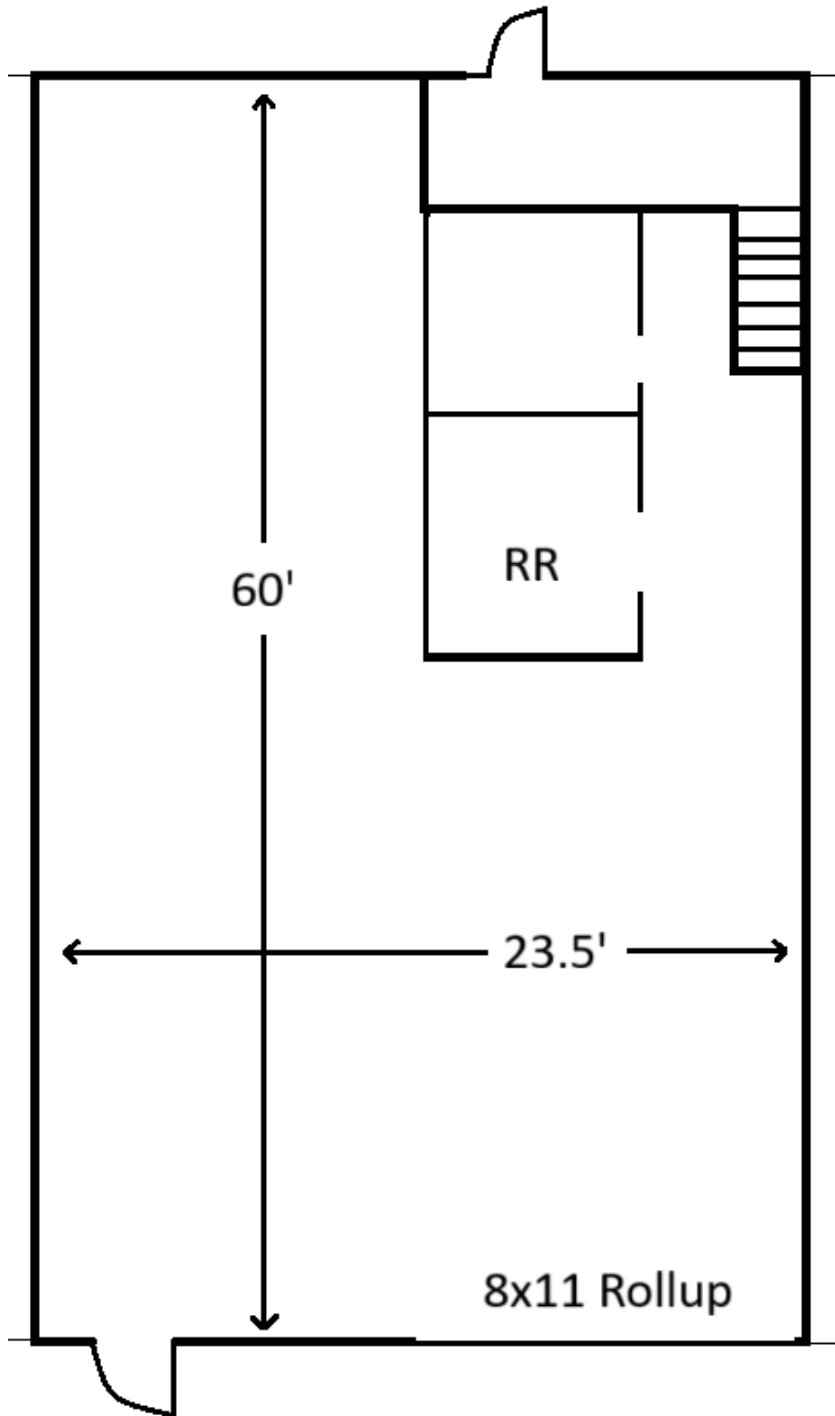
andy.butler@kiemlehagood.com



PROPERTY OVERVIEW

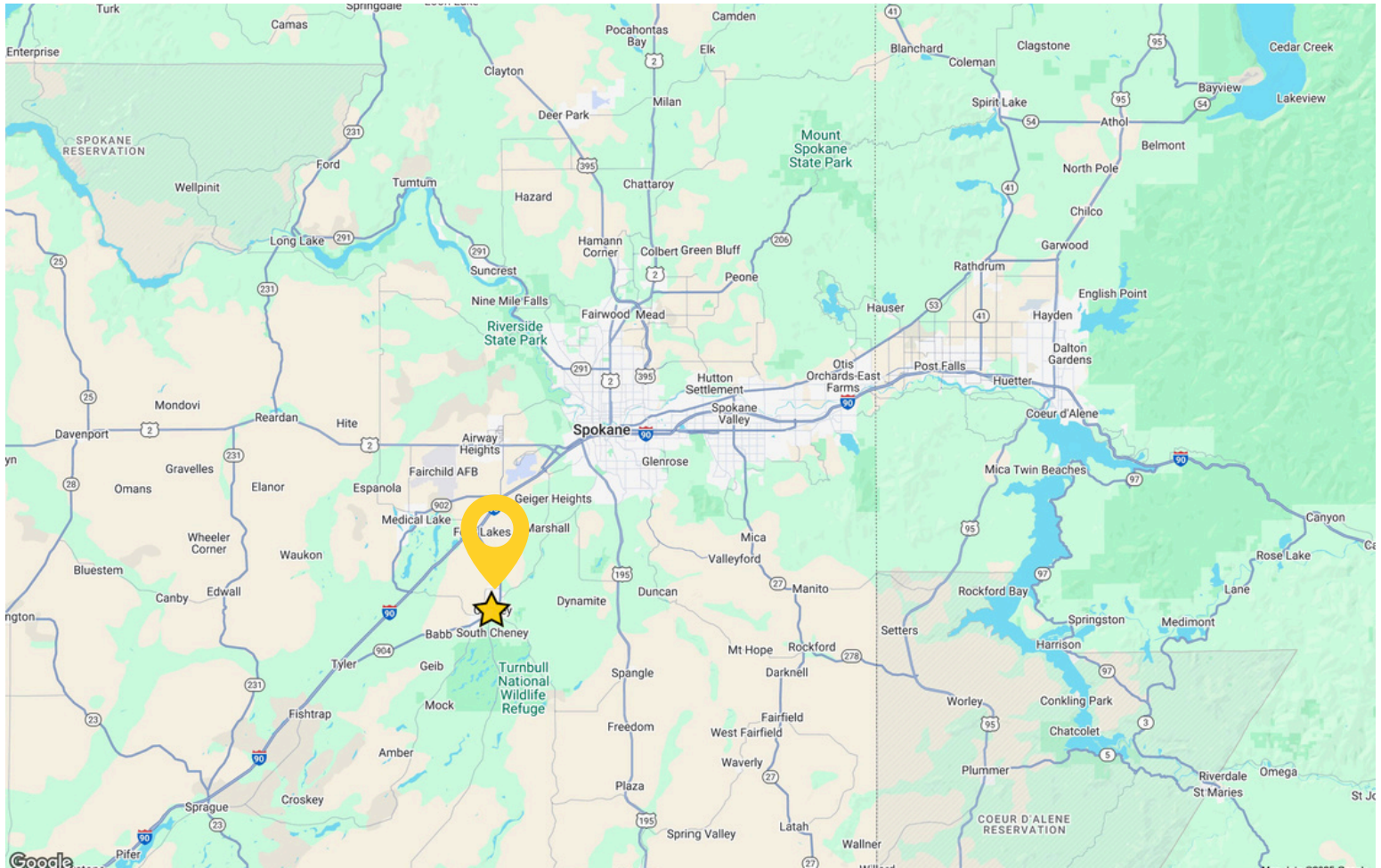
RETAIL / OFFICE OPPORTUNITY **FOR LEASE**

Located along the main thoroughfare of downtown Cheney, this former restaurant space features on site parking in the rear lot, a glass roll up door, and premier visibility near additional shops and eateries. Contact listing brokers for access or additional information.





DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Estimate Population	8,722	15,016	16,729
2030 Projected Population	8,957	15,269	17,119
2025 Estimated Households	3,106	5,755	6,411
2025 Median Age	26.3	27.1	28.6
2025 Average Household Income	\$79,257	\$79,789	\$84,913
2025 Median Household Income	\$49,084	\$52,244	\$56,176



CHENEY RETAIL / OFFICE

508 1ST Street | Cheney, WA 99004

[VIEW LOCATION](#)

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OFFICE LOCATIONS

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

601 W Main Avenue, Suite 400
Spokane WA 99201