

# FOR LEASE



## CHENEY RETAIL / OFFICE

508 1<sup>ST</sup> Street | Cheney, WA 99004



### 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**

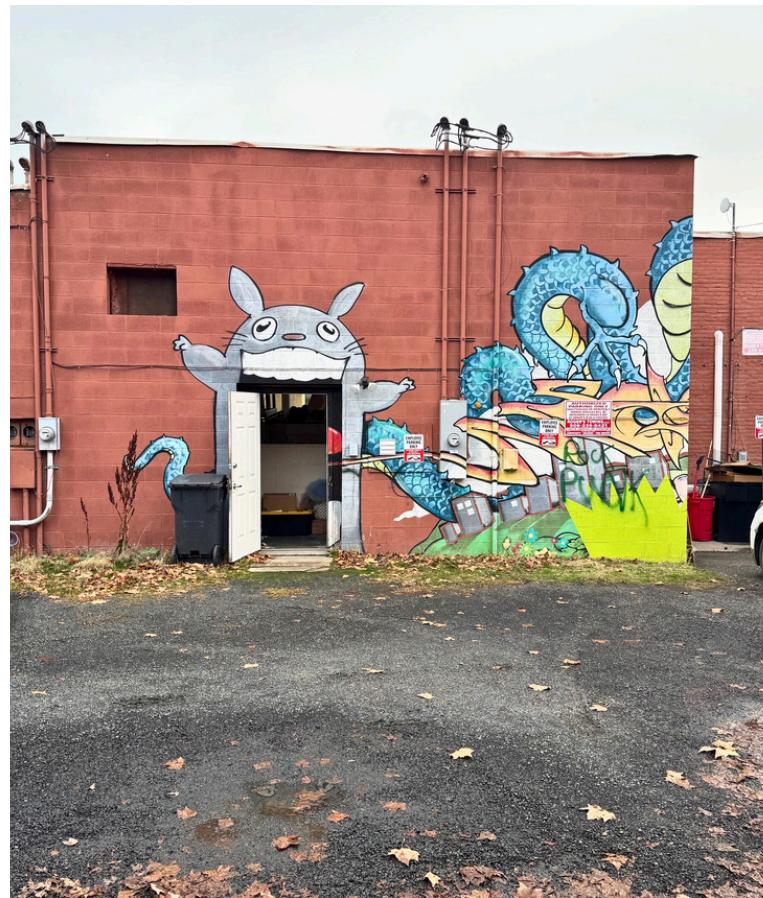
509.385.9121

andy.butler@kiemlehagood.com

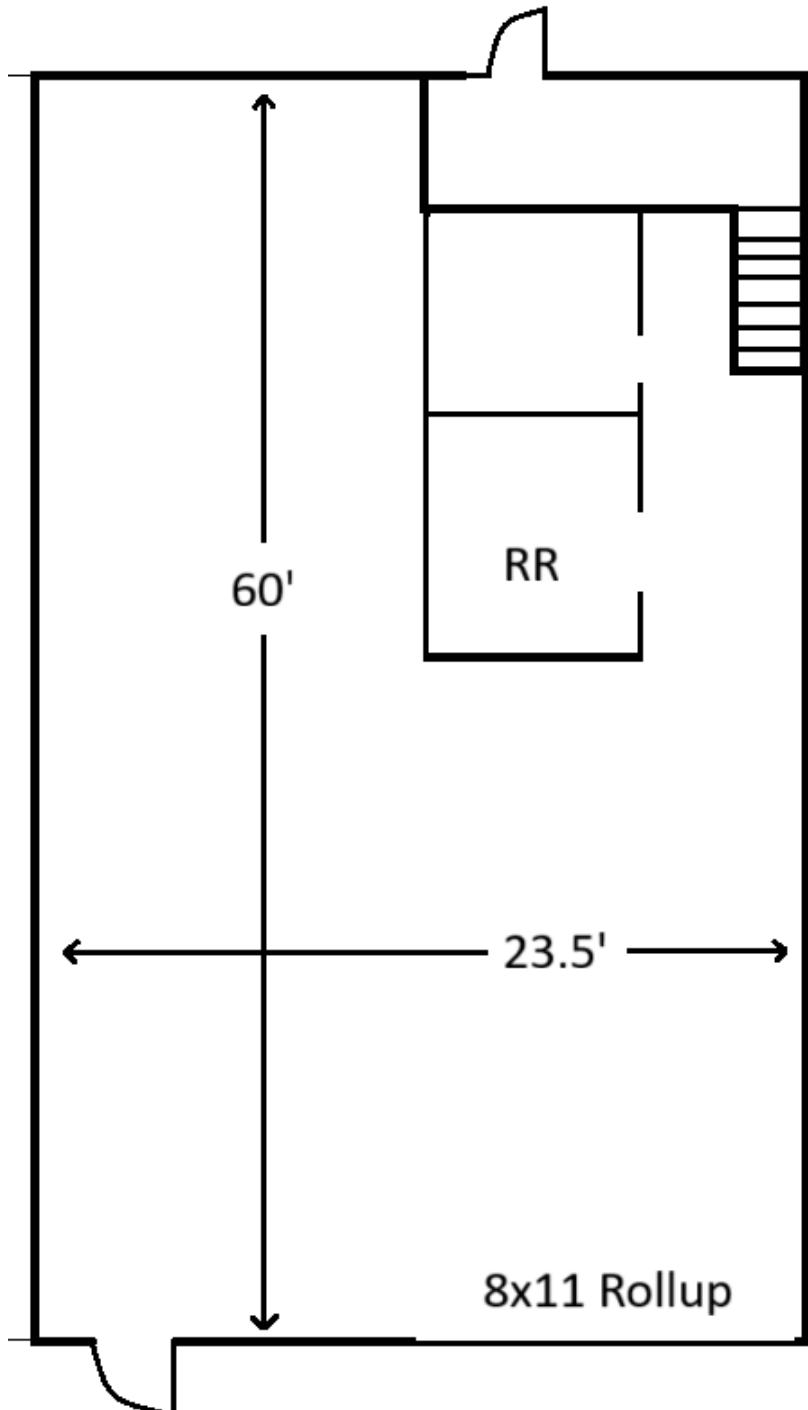
**KIEMLE  
HAGOON**

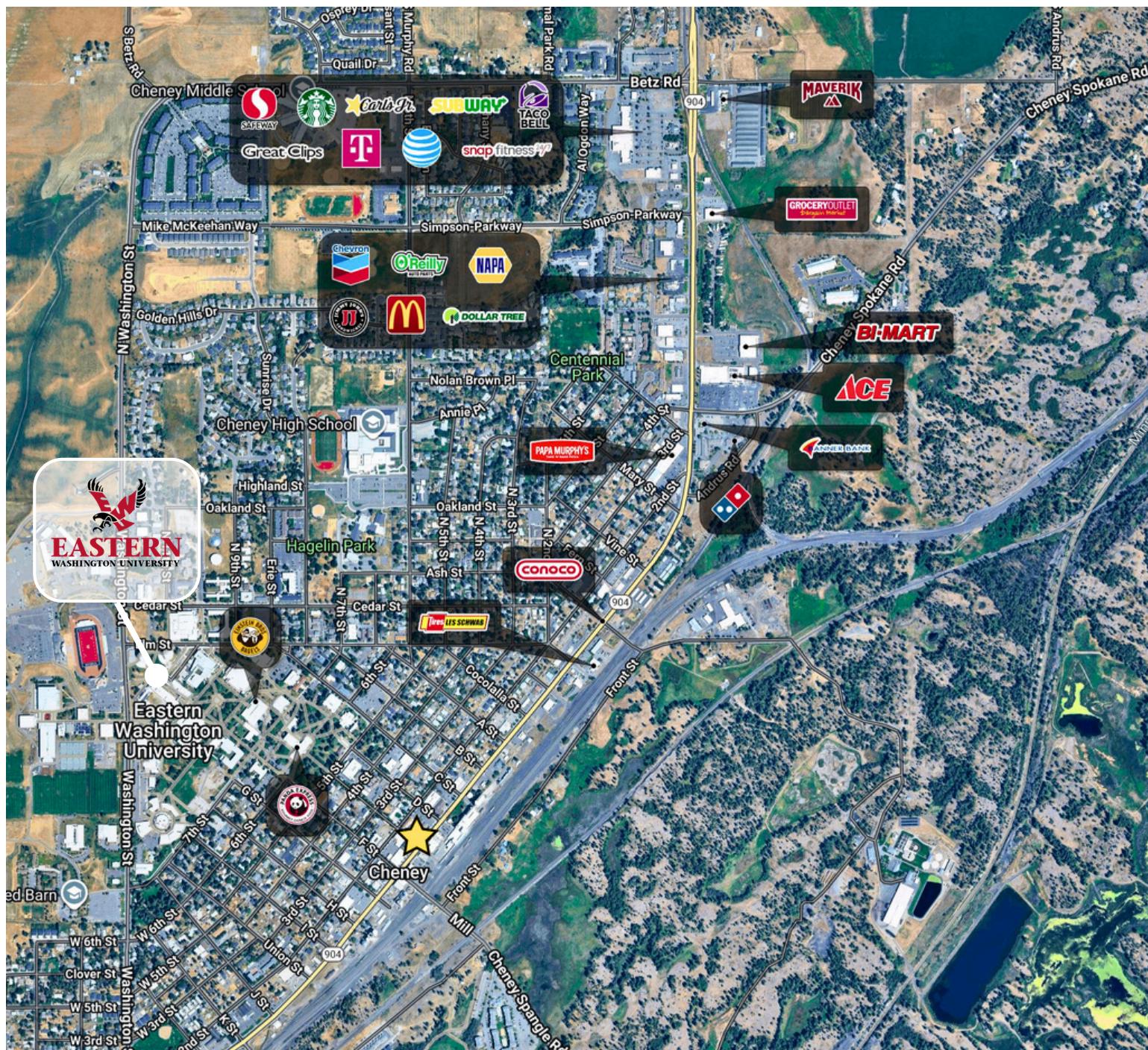
## PROPERTY PHOTOS

RETAIL / OFFICE OPPORTUNITY **FOR LEASE**

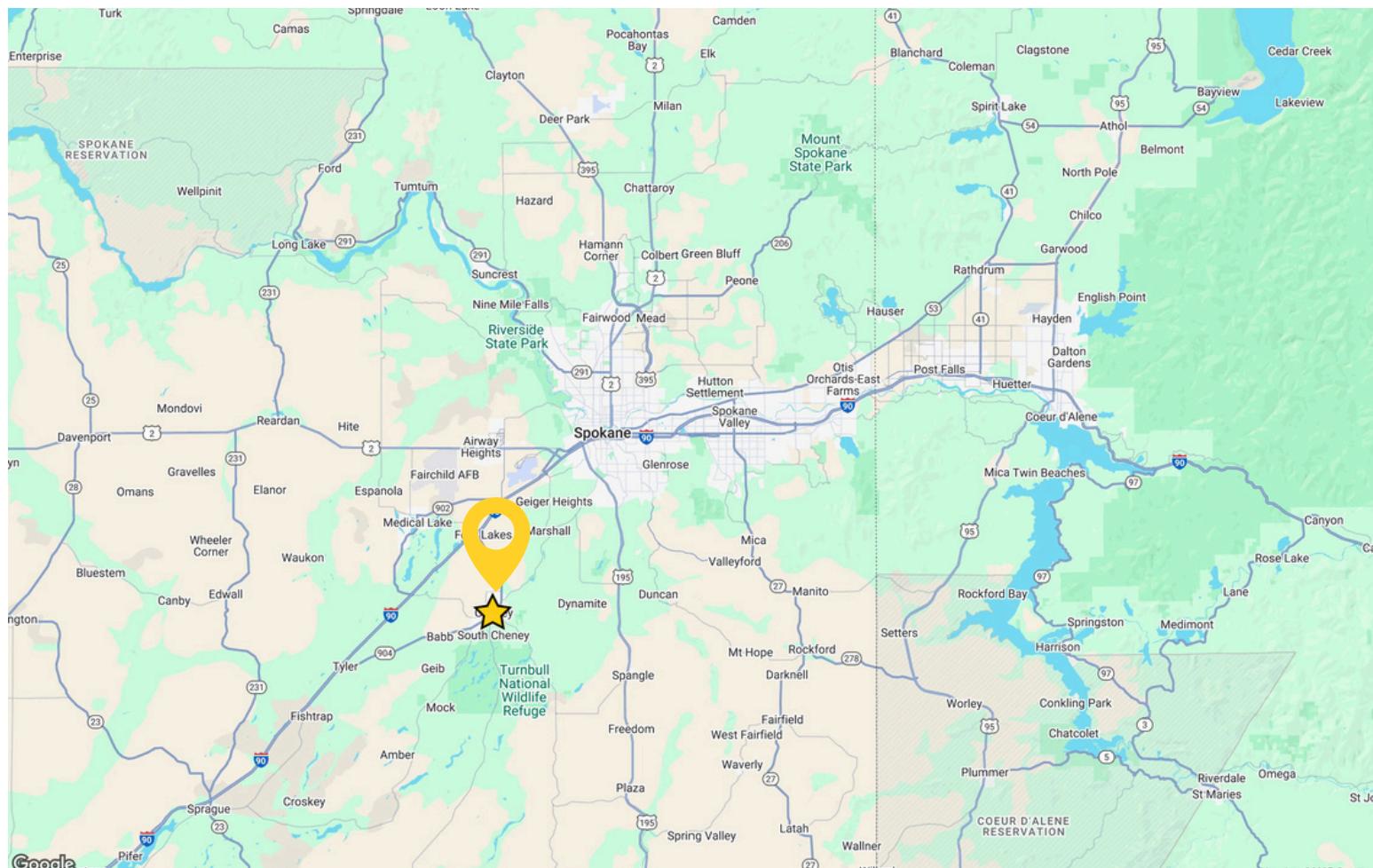


Located along the main thoroughfare of downtown Cheney, this former restaurant space features on site parking in the rear lot, a glass roll up door, and premier visibility near additional shops and eateries. Contact listing brokers for access or additional information.





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 1<sup>ST</sup> Street | Cheney, WA 99004

[VIEW LOCATION](#)

**TIM KESTELL**

509.755.7542 | [tim.kestell@kiemlehagood.com](mailto:tim.kestell@kiemlehagood.com)

**ANDY BUTLER, CCIM**

509.385.9121 | [andy.butler@kiemlehagood.com](mailto:andy.butler@kiemlehagood.com)



**KIEMLE**  
**HAGOODY**

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves. Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.

### OFFICE LOCATIONS

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

601 W Main Avenue, Suite 400  
Spokane WA 99201