NKA W Clearwater Ave - 4.47 AC
Kennewick, Washington 99336

Property Overview

Outstanding commercial development opportunity in a high-visibility location on W. Clearwater Avenue. This ±4.47 AC (±194,713 SF) parcel offers excellent frontage along one of the area's primary corridors, providing strong exposure and convenient access.

Zoned CC – Community Commercial, the property allows for a broad range of retail, office, medical, restaurant, and service-oriented uses. Its size and configuration provide flexibility for single-user development or multi-tenant commercial projects.

Offered at $16 PSF this site presents a compelling value for developers, investors, and owner-users seeking a well-located commercial parcel with strong growth potential.

Property Highlights

- ±4.47 Acres (±194,713 SF)
- Frontage on W. Clearwater Avenue
- CC – Community Commercial zoning
- High-traffic corridor location
- Priced at $16/SF
- Parcel No.: 1-0589-200-0002-023 and 021

Offering Summary

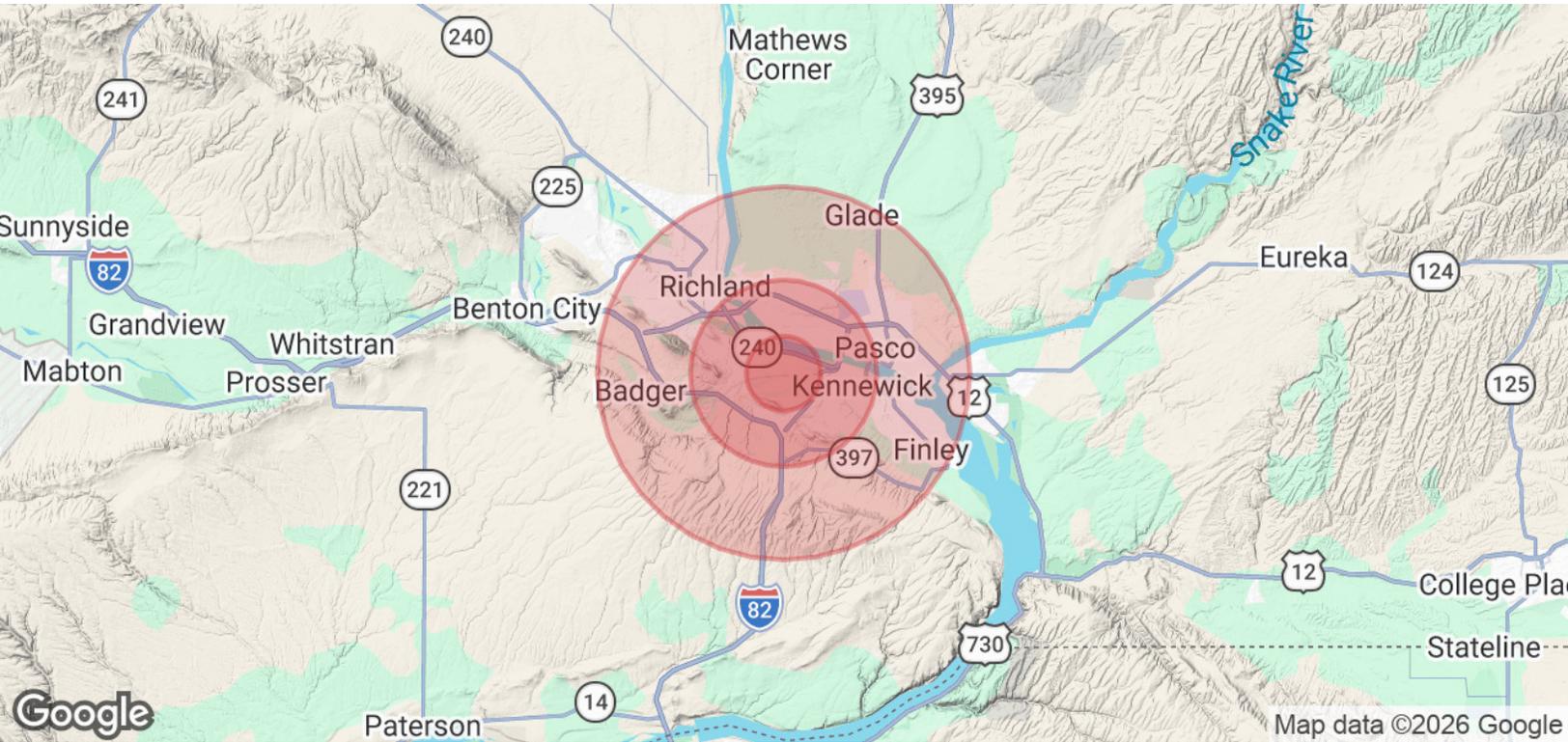|	
Sale Price:	$3,115,411
Available SF:	±194,713
Lot Size:	±4.47 Acres

For More Information

Vicki Monteagudo
Designated Broker/Principal
C: 509 405 7044
vicki@naitcc.com

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NAI Tri-Cities

SITE

NAI Tri-Cities

Population	2 Miles	5 Miles	10 Miles
Total Population	37,965	169,305	278,699
Average Age	38	37	37
Average Age (Male)	37	36	36
Average Age (Female)	39	38	38

Households & Income	2 Miles	5 Miles	10 Miles
Total Households	14,366	59,930	97,931
# of Persons per HH	2.6	2.8	2.8
Average HH Income	$99,335	$111,788	$117,648
Average House Value	$377,641	$394,825	$407,893

Demographics data derived from AlphaMap

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