

Land for Ground Lease

**NWC OF WEST CLEARWATER AND NORTH
COLUMBIA CENTER BLVD**

Parcel # 106891000011000
Kennewick, WA 99336

PRESENTED BY:

TAYLOR GIBBONS

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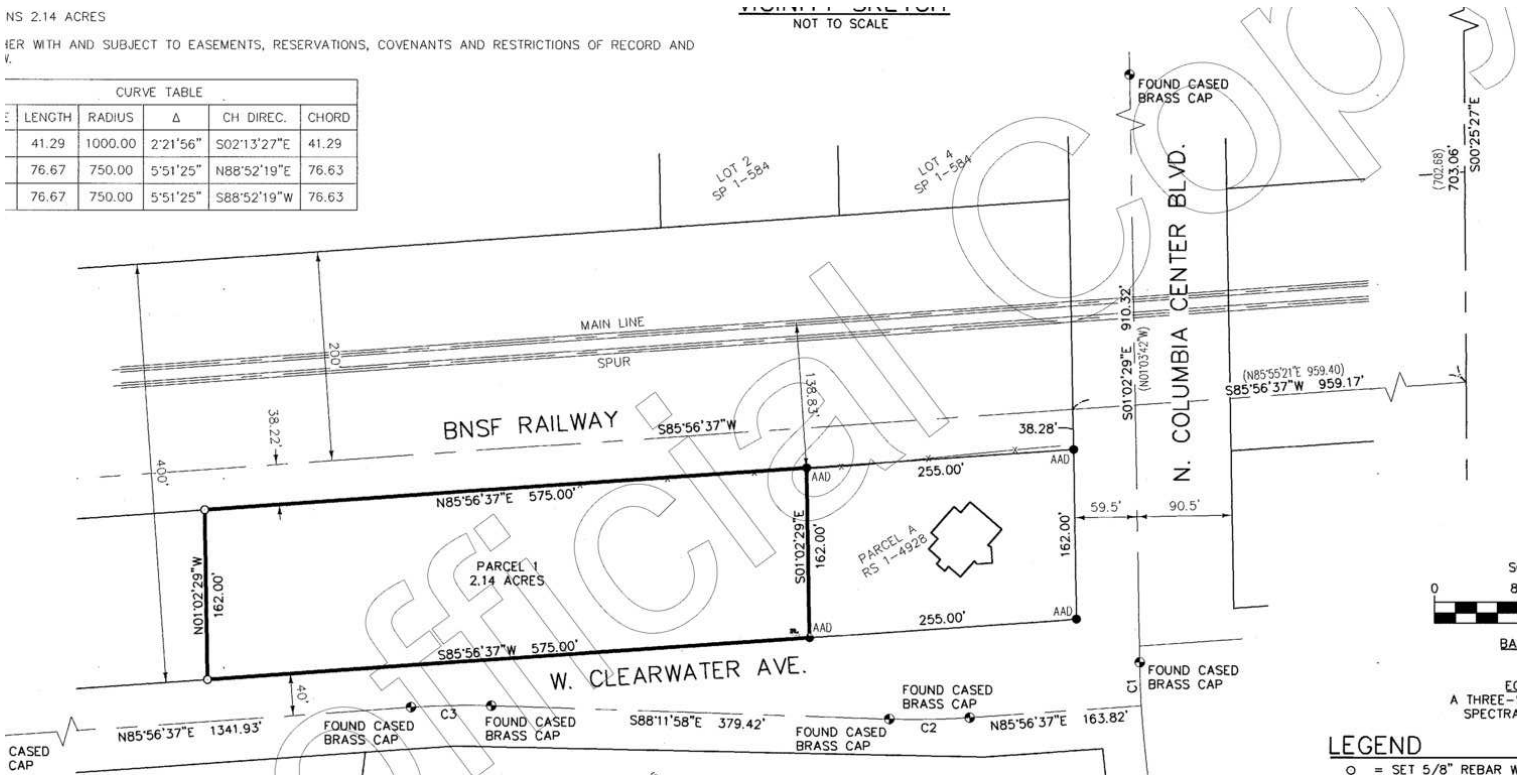


PROPERTY SUMMARY

NS 2.14 ACRES

OWNER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS OF RECORD AND RECORD.

CURVE TABLE				
LENGTH	RADIUS	Δ	CH DIR.	CHORD
41.29	1000.00	2°21'56"	S02°13'27"E	41.29
76.67	750.00	5°51'25"	N88°52'19"E	76.63
76.67	750.00	5°51'25"	S88°52'19"W	76.63



OFFERING SUMMARY

GROUND LEASE RATE:	Negotiable
AVAILABLE SPACE:	2.14 Acres
ZONING:	CC
PARCEL #	106891000011000

PROPERTY DESCRIPTION

This 2.14 acres parcel could be divided for the right users.

Traffic on Clearwater is 24,600 CPD. Traffic on Columbia Center Blvd is 47,000 CPD.

This area has very strong retail and residential growth.

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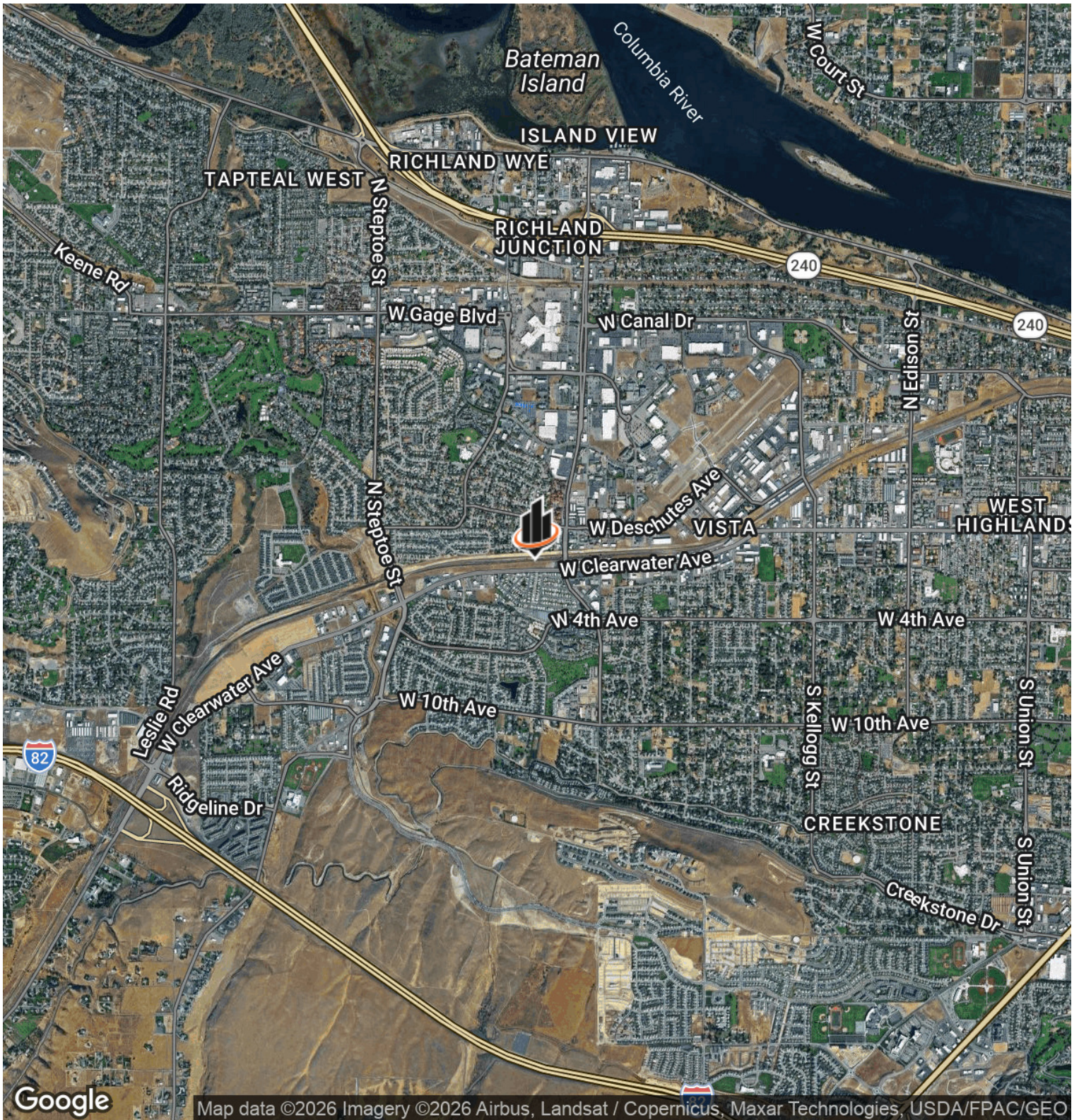
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RETAILER MAP



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AERIAL MAP



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