### For Lease Heritage Village Shopping Center

# Black

# 9310 N Division St

Spokane, Washington 99218

### **Property Highlights**

- Space Available: 8,831 SF +/-
- Great Visibility

395

- (2) Pylon Signage Opportunities
- Traffic Count: 54,000 VPD on N. Division St. and N. Newport Hwy. Intersecting
- Major Stores Within 1 Mile: Home Depot, Wal-Mart, Rosauers, McDonalds, Burger King, Target, Sports Authority, PetSmart, Starbucks and Wendy's.
- Co-Tenants: Skechers, Starbucks, The Barbers, Supercuts, McDonald's, Rosauers, Wingstop, Rite Aid, Casual Spaces, Shopko Optical and Dollar Tree.

### Lease Rate: \$14.00 SF/yr (NNN)



For more information Stephen Pohl Managing Broker Retail

Managing Broker Reta O: 509 622 3568 spohl@naiblack.com

### **Drew Ulrick**

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Retail & Industrial Broker O: 509 622 3562 dulrick@naiblack.com

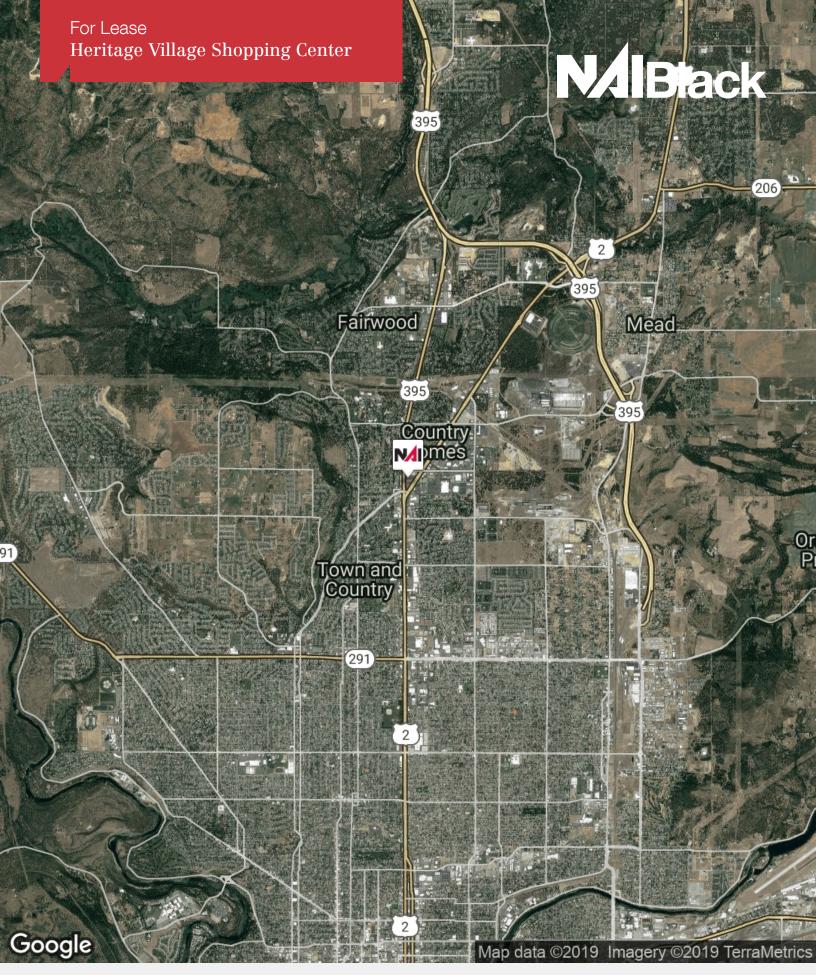
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## 9310 N Division St

Spokane, Washington 99218

High Traffic Location at the "Y" Between N. Division St and N. Newport Hwy.

### For more information

#### Stephen Pohl

Managing Broker Retail O: 509 622 3568 spohl@naiblack.com

#### Drew Ulrick

Retail & Industrial Broker O: 509 622 3562 dulrick@naiblack.com

### **Available Spaces**

Spaces	Lease Rate	Size (SF)
9310 N Division St.	\$14.00 SF/yr	8,831

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### For Lease Heritage Village Shopping Center





POPULATION	3 MILES	<b>5 MILES</b>	7 MILES
Total Population	74,329	170,174	237,983
Median Age	35.8	36.9	36.6
Projected 2024 Population	78,234	178,644	250,265
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	29,665	67,236	95,554
Average HH Income	\$68,860	\$68,737	\$67,570
Projected 2024 HH Income	\$81,683	\$81,188	\$79,668
DRIVE TIMES	10 MIN.	15 MIN.	20 MIN.
Total Population	95,825	176,013	239,097
Median Age	36.6	36.6	36.9
Average HH Income	\$69,962	\$68,931	\$68,809
Projected 2024 Population	100,958	184,847	251,822
Projected 2024 HH Income	\$82,831	\$81,291	\$81,110

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