

FOR LEASE

Parcel #: 55173.2607
33,541 SF

RETAIL | INDUSTRIAL LAND

**High Traffic Spokane Valley
Hard Corner Location.**

**\$2,950/month
33,541 SF of Retail Land**

**Build to Suit
Contact Listing Brokers**

Barker & Appleyway

SEC of Barker & Appleyway, Spokane Valley, WA 99206

**KIEMLE
HAGOOD**

Chad Carper |
509.991.2222 or chad.carper@kiemlehagood.com

NAI Black

Chris Bell |
509.622.3538 or cbell@nailblack.com

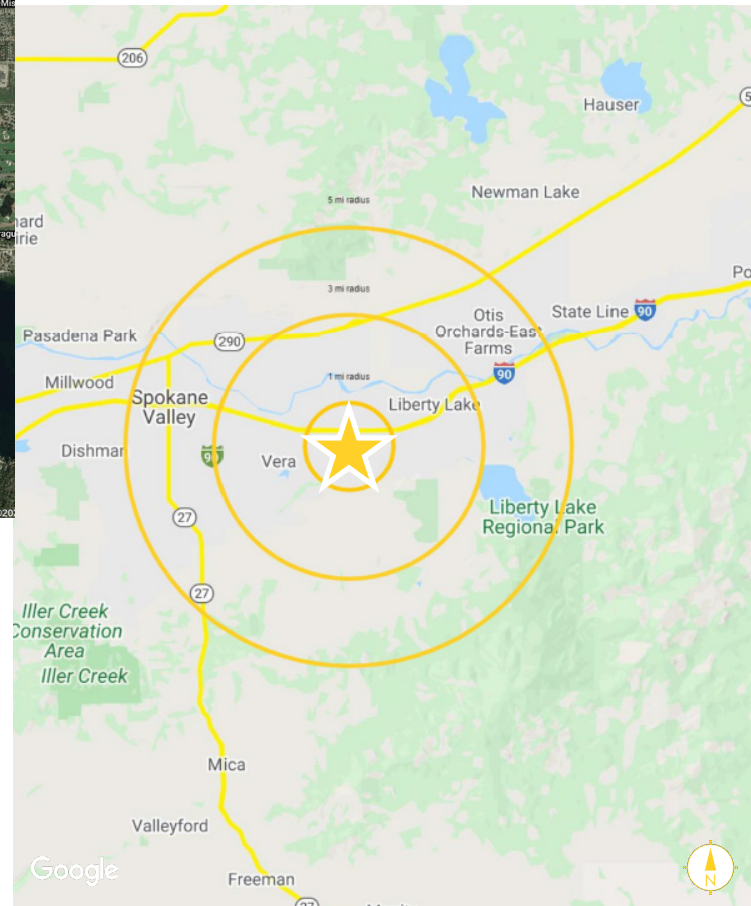
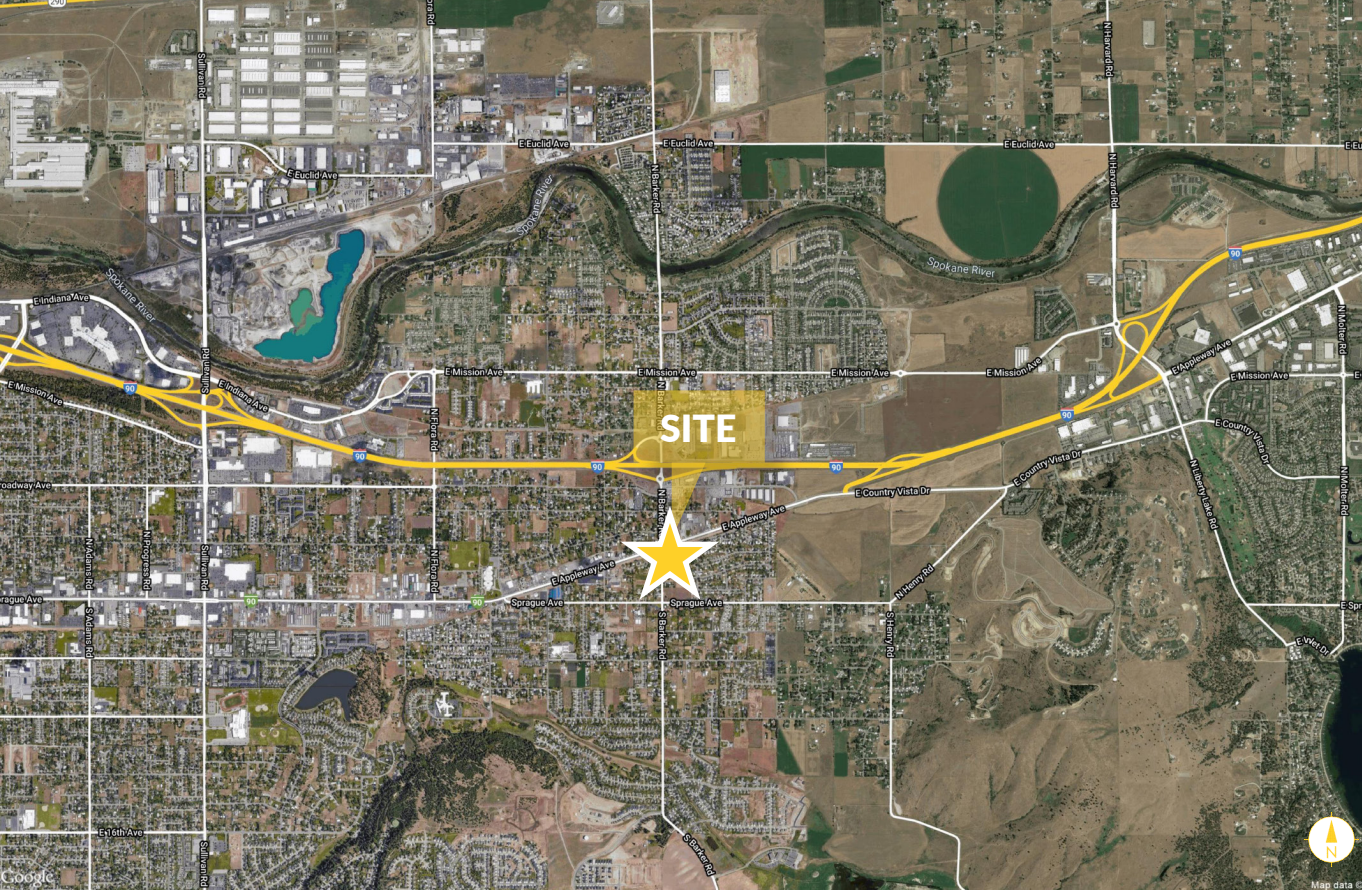


Traffic Counts

Barker Rd @ Appleway:
±12,349 ADT

Appleway @ Barker Rd
±13,576 ADT

Source: SitesUSA



Demographics



	1MI	3MI	5MI
Estimated Population (20)	6,752	41,584	98,669
Projected Population (25)	7,260	45,082	107,309
Projected Annual Growth (20-25)	1.5%	1.7%	1.8%
Estimated Average HHI (20)	\$78,766	\$92,201	\$88,173
Estimated Median HHI (20)	\$75,582	\$79,007	\$72,071
Median Age (20)	38.8	38.4	37.8
Daytime Demographics (20)	3,100	37,392	72,215

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