Southgate Shopping Center Retail Space and Ground Lease Available







4508-4600 S. Regal St.

Spokane, Washington 99223 Property Features:

- Space Available:
 - 3,500 SF (Pad Site)
 - \$5,000/ Month
 - 720 SF (Former U-Haul)
 - \$22.00/SF NNN
 - 121 SF (Former Drive Thru Juice/ Coffee Stand)
 - \$2,500/ Month NNN
- Population Within 3 Miles: 61,622
- Population Within 5 Miles: 118,583
- Great Exposure with 23,800 Cars Per Day on Regal
- Nearby Tenants:
 - Rite Aid, Shopko, Target, Ace Hardware, Jiffy Lube, AT&T, Wendy's, McDonalds, Verizon Wireless, Trader Joe's, etc.

For More Information, Contact:

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2015 Demographics:

Population	1 Mile Radius 11,129 3 Mile Radius 50,151 5 Mile Radius 100,778
Median	1 Mile Radius \$56,750
Household	3 Mile Radius \$60,131
Income	5 Mile Radius \$46,766
Average	1 Mile Radius \$79,265
Household	3 Mile Radius \$85,469
Income	5 Mile Radius \$70,502

South Hill Retail From E. 29th to E. 57th

Traffic Counts:

16,636 Cars Per Day on S. Regal St.

13,125 Cars Per Day on E. 57th St.

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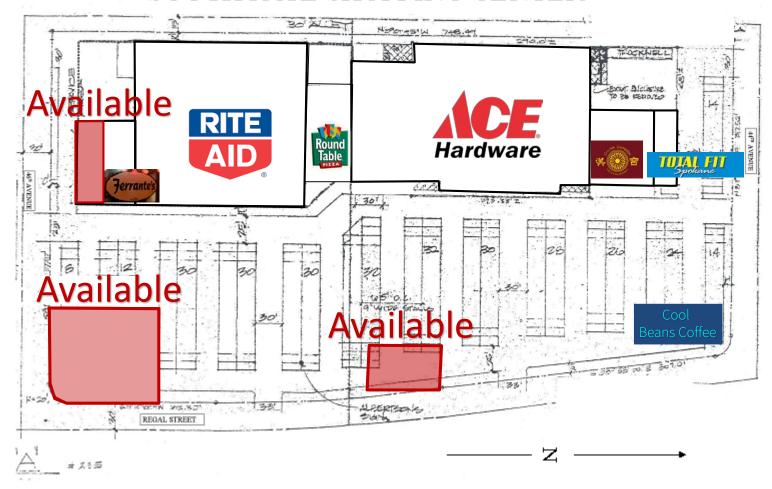
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SOUTHGATE SHOPPING CENTER



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